

Rezoning Application: 24-0725
Zoning Hearing Master Date: August 19, 2024
BOCC Land Use Meeting Date: October 8, 2024

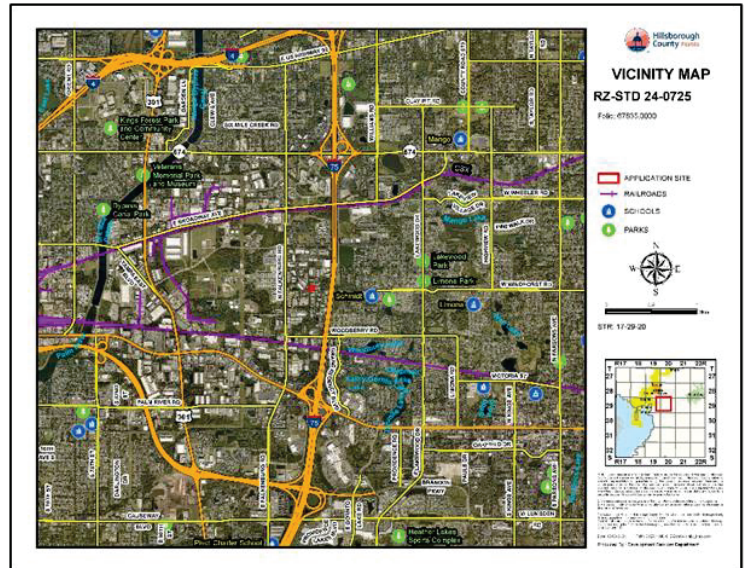


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
FLU Category: Urban Mixed- Use (UMU-20)
Service Area: Urban
Site Acreage: 1.33 +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezone from **Agricultural Single-Family, Conventional (ASC-1) to Manufacturing (M)**



Introduction Summary:

The request is to rezone from the existing **Agricultural Single-Family, Conventional (ASC-1))** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sf).

Zoning:		
	Current ASC-1 Zoning	Proposed M Zoning
Uses	Single-Family Residential/Agricultural	Industrial/Manufacturing
Acreage	1.33 Acres (ac); 57,934.8 sf	1.33 ac; 57,934.8
Density / Intensity	1 dwelling unit (du) per ac	0.75 F.A.R.
Mathematical Maximum	1 du	43,451.1 sf

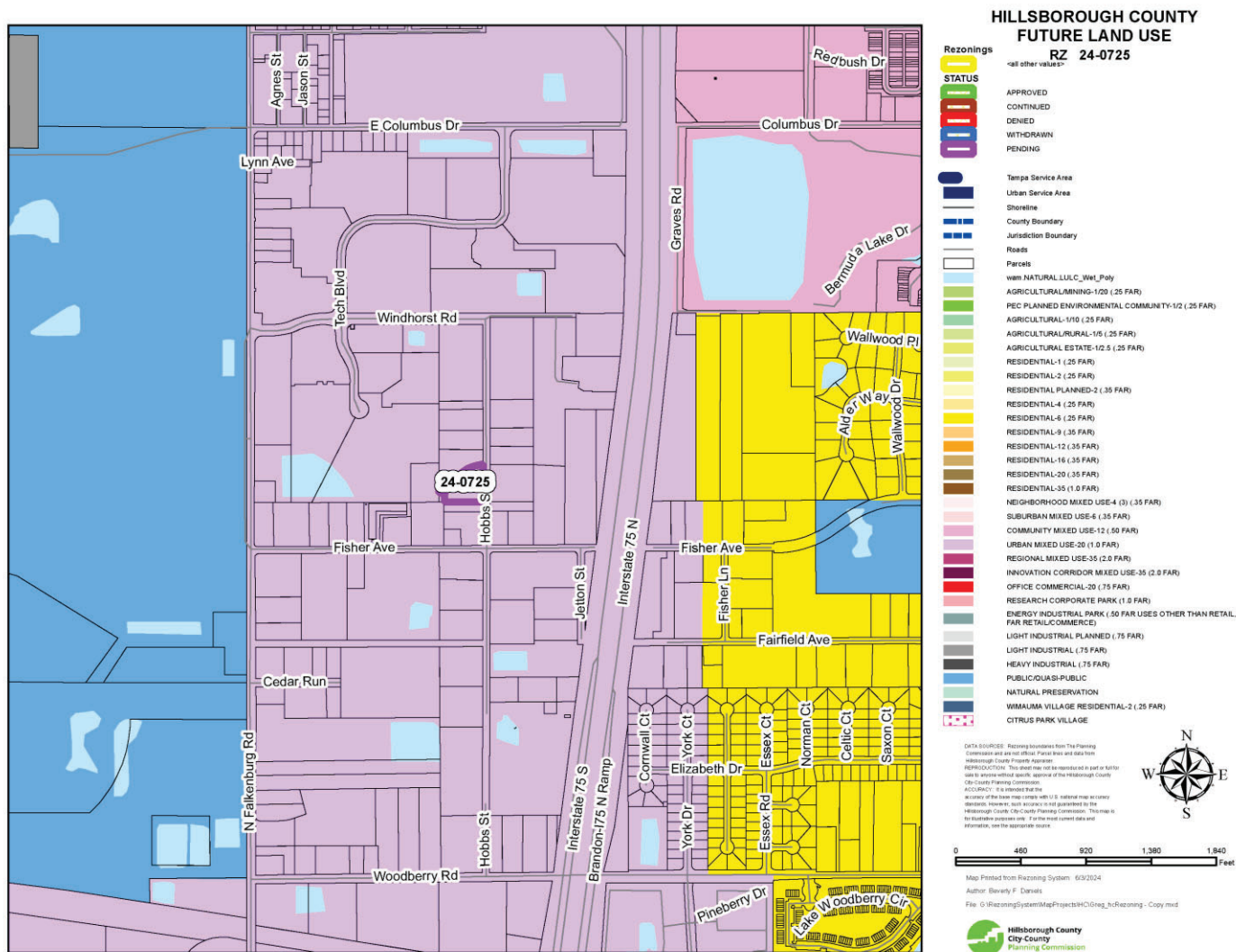
** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

District(s)	Current ASC-1 Zoning	Proposed M Zoning
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	0' – North (side) 30' – East (front) 0' – South (side) 0' – West (rear)
Height	50'	110' (Ref. LDC 6.01.01. footnote 8)

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

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

Subject Site Future Land Use (FLU) Category:	Urban Mixed-Use -20 (UMU-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 1.0 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hobbs Street	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	741	69	98
Difference (+/-)	+732	+68	+97

*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	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the North and south of the subject site is within the UMU-20 FLU category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned M to the north, south, east and west.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed Manufacturing (M) zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

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

TO: Zoning Technician, Development Services Department

DATE: 07/11/2024

REVIEWER: Sarah Rose

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: RZ 24-0725

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.33 acres from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M). The site is located on the west side of Hobbs St. and approximately +/- 326 feet north of the intersection of Hobbs St. and Fisher Ave. The Future Land Use designation of the site is Urban Mixed Use-20 (UMU-20).

The site currently has an open violation with Code Enforcement for a variety of issues, including improper zoning district. Staff notes that once the applicant has obtained the proper zoning designation, they will be required to come through the site/construction review process, during which they will be required to comply with sidewalk, substandard road and any other applicable requirements.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 1 Unit	9	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Building Materials and Lumber Store (ITE Code 812) 43,451 g.s.f.	741	69	98

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+732	+68	+97

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by +732 average daily trips, +68 a.m. peak hour trips, and +97 p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hobbs St. Hobbs St. is a substandard 2-lane, undivided, County maintained, rural local roadway. The roadway is characterized by +/- 19 to +/- 20 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the western side of the roadway in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to Hobbs St.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hobbs St. is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 24-0725
Hearing date:	August 19, 2024
Applicant:	Mark Bentley
Request:	Rezone to M
Location:	1406 Hobbs Street, Tampa
Parcel size:	1.33 acres +/-
Existing zoning:	ASC-1
Future land use designation:	UMU-20 (20 du/ga; 1.0 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon Community Plan

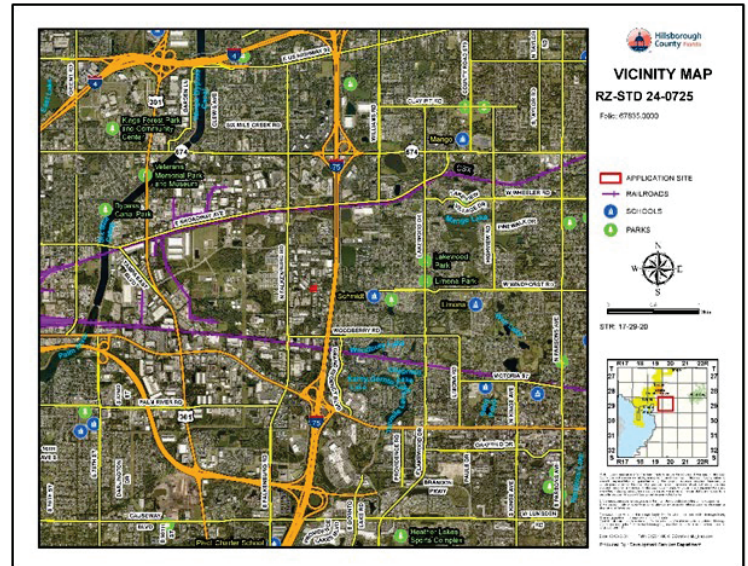
A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application: 24-0725
Zoning Hearing Master Date: August 19, 2024
BOCC Land Use Meeting Date: October 8, 2024

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
FLU Category: Urban Mixed- Use (UMU-20)
Service Area: Urban
Site Acreage: 1.33 +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezone from **Agricultural Single-Family, Conventional (ASC-1)** to **Manufacturing (M)**



Introduction Summary:

The request is to rezone from the existing **Agricultural Single-Family, Conventional (ASC-1)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sf).

Zoning:		
	Current ASC-1 Zoning	Proposed M Zoning
Uses	Single-Family Residential/Agricultural	Industrial/Manufacturing
Acreage	1.33 Acres (ac); 57,934.8 sf	1.33 ac; 57,934.8
Density / Intensity	1 dwelling unit (du) per ac	0.75 F.A.R.
Mathematical Maximum	1 du	43,451.1 sf

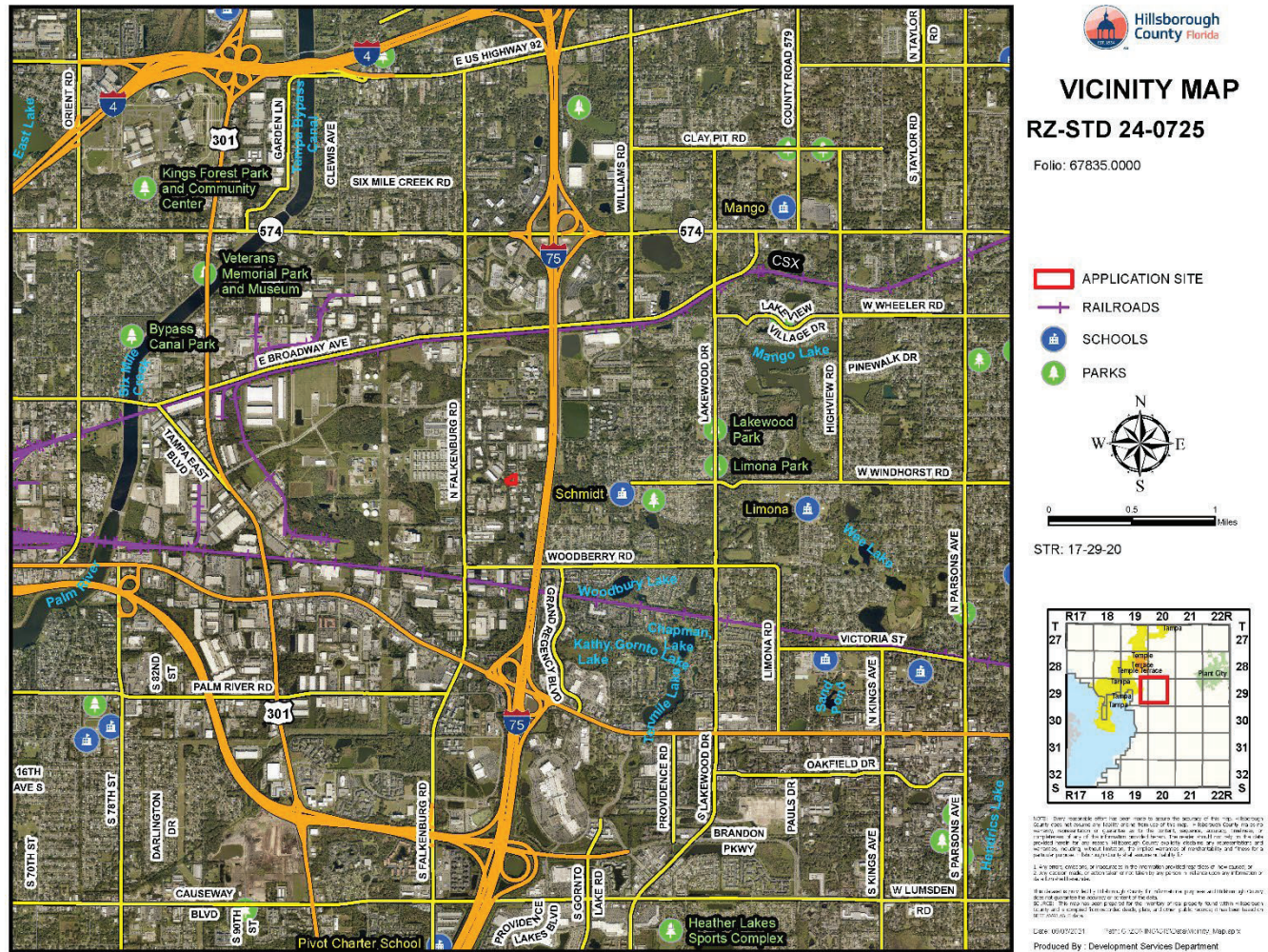
** Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

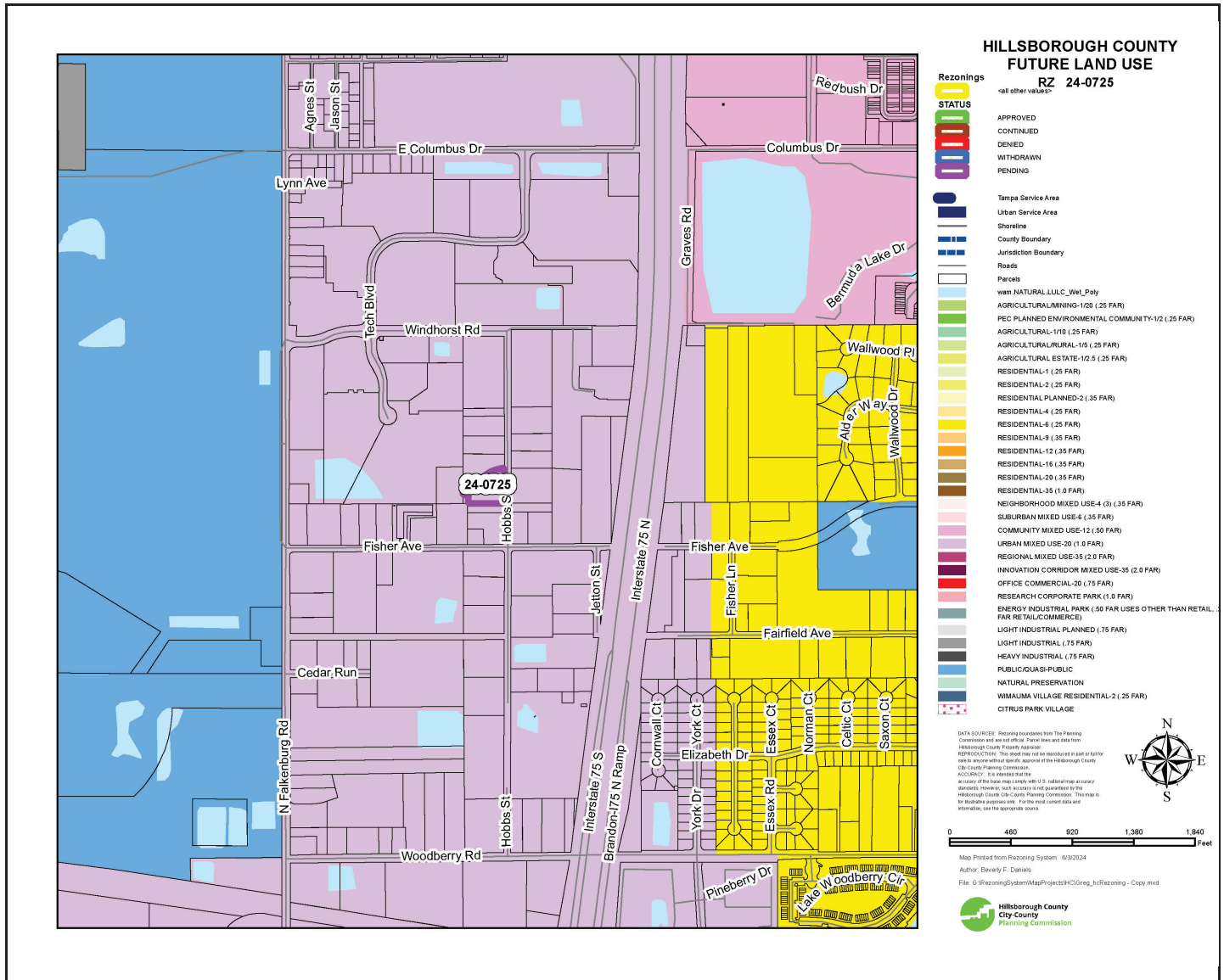
District(s)	Current ASC-1 Zoning	Proposed M Zoning
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	0' – North (side) 30' – East (front) 0' – South (side) 0' – West (rear)
Height	50'	110' (Ref. LDC 6.01.01. footnote 8)

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

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

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the North and south of the subject site is within the UMU-20 FLU category which has the potential to permit light industrial, commercial, office and multi-purpose uses. The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned M (to the north, south, east and west).

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

Subject Site Future Land Use (FLU) Category:	Urban Mixed-Use -20 (UMU-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 1.0 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.



Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	M	0.75 Far	Industrial/Manufacturing	Open Storage
South	M – R (06-0706)	0.75 F.A.R.	Industrial/Manufacturing	Vacant
East	Hobbs Street	n/a	Street	Street
	M	0.75 F.A.R.	Industrial/Manufacturing	Open Storage
West	M	0.75 F.A.R.	Industrial/Manufacturing	Open Storage

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hobbs Street	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	741	69	98
Difference (+/-)	+732	+68	+97

*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	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the North and south of the subject site is within the UMU-20 FLU category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned M to the north, south, east and west.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed Manufacturing (M) zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Ryan Manasse spoke on behalf of the applicant. Mr. Manasse presented the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Isis Brown, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

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

Proponents

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

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Manasse stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-STD 24-0725.

C. EVIDENCE SUBMITTED

Mr. Manasse submitted to the record at the hearing a copy of the applicant's presentation packet.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 1.33 acres at 1406 Hobbs Street, Tampa.

2. The Subject Property is designated UMU-20 on the Future Land Use Map and is zoned ASC-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
4. The Subject Property is subject to a Code Enforcement action in case CE23013714. The Code Enforcement case details in the record describe the violations as commercial vehicles, fences, improper use of zoning, and open storage.
5. The general area surrounding the Subject Property consists of light industrial, manufacturing, and commercial uses. Adjacent properties include a parcel zoned M to the north; parcels zoned M across Hobbs Street to the east; a parcel zoned M-R to the south; and a parcel zoned M to the west.
6. The applicant is requesting to rezone the Subject Property to M (Manufacturing).
7. Development Services Department staff found the proposed rezoning compatible with the existing zoning and development pattern in the area.
8. Hillsborough County Transportation staff stated no objections. The Transportation Review staff report notes the Subject Property is under a Code Enforcement open case, and if the rezoning is approved the Subject Property will undergo the site review process and will be required to comply with applicable LDC provisions.
9. Planning Commission staff found the proposed rezoning is compatible with the existing development pattern in the surrounding area and supports the Brandon Community Plan vision. Staff concluded the proposed rezoning is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with

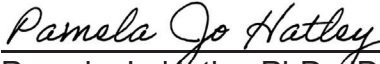
the *Unincorporated Hillsborough County Comprehensive Plan* and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

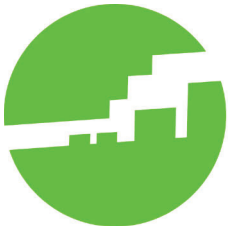
G. SUMMARY

The applicant is requesting to rezone the Subject Property to M (Manufacturing).

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to M (Manufacturing).

 _____ Pamela Jo Hatley PhD, JD Land Use Hearing Officer	September 10, 2024 Date:
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**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: RZ 24-0725 Folio(s): 67835.0000 General Location: North of Fisher Avenue, east of Falkenburg Road North and west of Hobbs Street and Interstate 75
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezoning from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M) to allow the utilization of the property for uses that are permitted in the M zoning district.
Parcel Size	1.25 ± acres
Street Functional Classification	Fisher Avenue – Local Falkenburg Road North – County Arterial Hobbs Street – Local Interstate 75 – State Principal Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	ASC-1	Single Family Residential
North	Urban Mixed Use-20	M	Heavy Industrial + Light Industrial + Single Family Residential + Vacant
South	Urban Mixed Use-20	M + PD	Vacant + Light Industrial + Light Commercial
East	Urban Mixed Use-20 + Residential-6	M + PD	Light Commercial + Light Industrial + Single Family Residential
West	Urban Mixed Use-20 + Public/Quasi-Public	M + PD	Public/Quasi-Public/Institutions + Light Industrial

Staff Analysis of Goals, Objectives and Policies:

The 1.25 ± acre subject site is located north of Fisher Avenue, east of Falkenburg Road North and west of Hobbs Street and Interstate 75. The site is in the Urban Service Area and is located within the limits of the Brandon Community Plan, specifically the Light Industrial Character District. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M) to allow the utilization of the property for uses that are permitted in the M zoning district.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 site currently has single-family uses. Directly north is Heavy and Light Industrial uses. Vacant land is to directly south. Public Communications/Utilities uses are to the immediate west. Light Commercial uses are to the east across Hobbs Street. FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly Light Industrial

uses. There is also vacant land and Heavy Industrial uses in the area. The rezoning will complement the pattern as the M zoning district surrounds the subject site on all sides. The proposal meets the intent of FLUE Objective 1, FLUE Objective 16 , Goal 12 and Objective 12-1 of the CDC and all of the accompanying policies for each.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Urban Mixed Use-20 (UMU-20) Future Land Use category. The UMU-20 category allows for the consideration of residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language states above, light industrial is allowed; therefore, it meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the limits of the Brandon Community Plan, specifically the Light Industrial Character District. Strategy 5 under Goal 6 of the Brandon Community Plan notes that design characteristics for each Brandon Character District are descriptive to the general nature of the vicinity and its surroundings. The Light Industrial Character District is the northwest area of Brandon devoted primarily to business parks, light industrial and government uses. The proposal meets the intent of Goal 6 of the Brandon Community Plan and is therefore consistent with the Brandon Character Districts Map and characteristics of the Light Industrial district.

Overall, staff finds that the proposed use is an allowable use in the UMU-20 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Brandon Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of

this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

screening techniques and control of specific land uses.

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

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

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

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

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.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering,

landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*
 - a. **Urban Center** – *This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*
 - b. **Urban General, including Brandon Main Street** – *Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*
 - c. **Light Industrial** – *Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*
 - d. **Suburban** – *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*
 - e. **Garden Estates** – *Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood*

serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0725

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

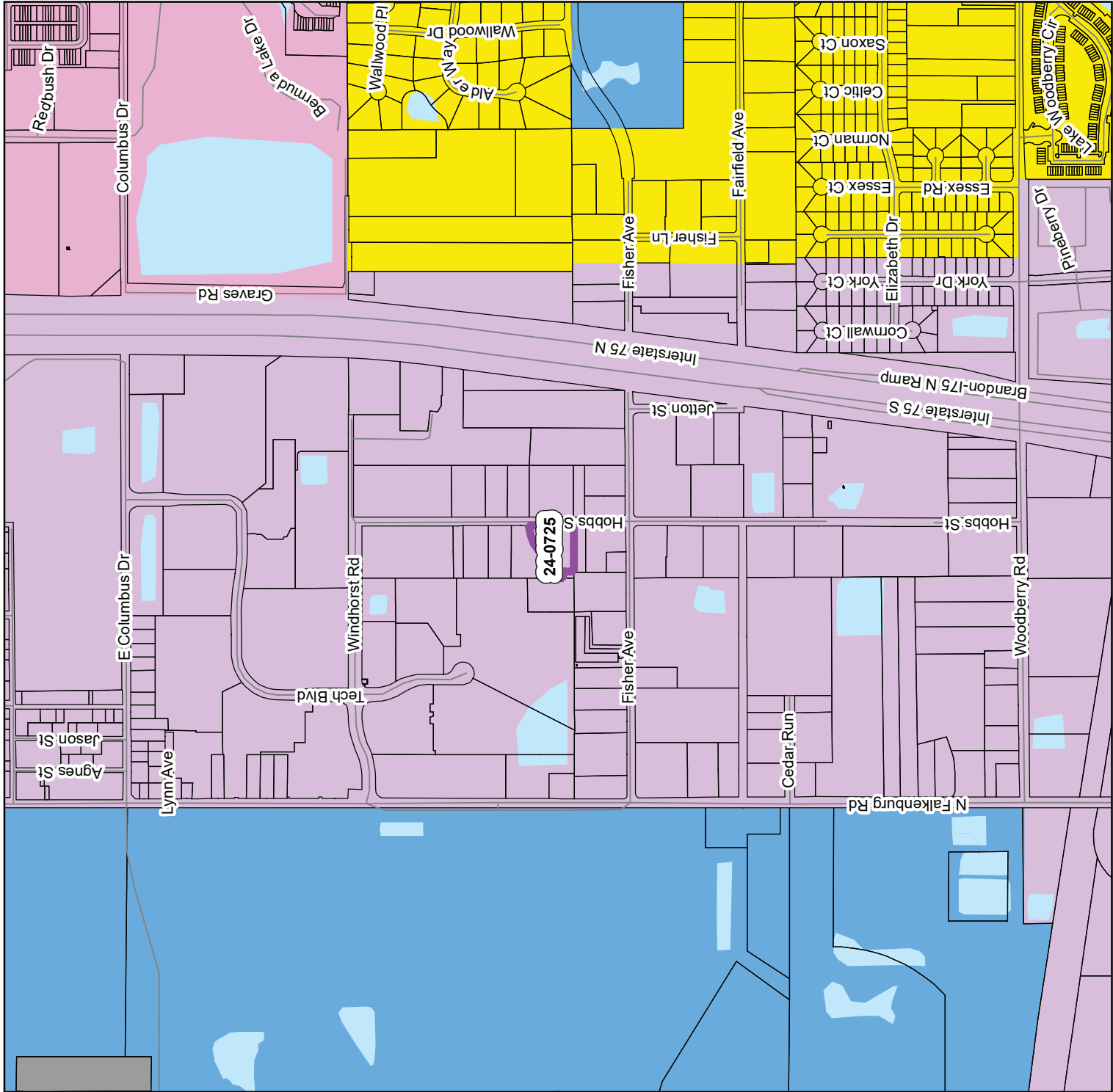
- warm NATURAL LULC_Wet_Poly
- AGRICULTURAL MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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



Map Printed from Rezoning System: 6/3/2024

Author: Beverly F. Daniels

File: G:\Rezoning\System\Map\Projects\HillCounty\hills_brezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/11/2024

REVIEWER: Sarah Rose

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: RZ 24-0725

☐

This agency has no comments.

☒

This agency has no objection.

☐

This agency has no objection, subject to the listed or attached conditions.

☐

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.33 acres from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M). The site is located on the west side of Hobbs St. and approximately +/- 326 feet north of the intersection of Hobbs St. and Fisher Ave. The Future Land Use designation of the site is Urban Mixed Use-20 (UMU-20).

The site currently has an open violation with Code Enforcement for a variety of issues, including improper zoning district. Staff notes that once the applicant has obtained the proper zoning designation, they will be required to come through the site/construction review process, during which they will be required to comply with sidewalk, substandard road and any other applicable requirements.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 1 Unit	9	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Building Materials and Lumber Store (ITE Code 812) 43,451 g.s.f.	741	69	98

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+732	+68	+97

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by +732 average daily trips, +68 a.m. peak hour trips, and +97 p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hobbs St. Hobbs St. is a substandard 2-lane, undivided, County maintained, rural local roadway. The roadway is characterized by +/- 19 to +/- 20 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the western side of the roadway in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to Hobbs St.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hobbs St. is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

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
Hobbs St.	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	741	69	98
Difference (+/-)	+732	+68	+97

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided ☒ N/A	☐ Yes ☐ N/A ☒ No	☐ Yes ☐ No ☒ N/A	

COMMISSION

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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 22, 2024 PETITION NO.: 24-0725 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: July 2, 2024 PROPERTY ADDRESS: 1406 Hobbs Street, Tampa FOLIO #: 0678350000 STR: 29-20S-17E
REQUESTED ZONING: Standard rezoning from ASC-1 to M	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	Desktop review - 07/02/2024
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	An excavated historic stream running in an arc along the northern to western property line
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Mark Bentley, Agent – markb@jpfirm.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 5/31/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/12/2024

PROPERTY OWNER: Billie P Mcrae /Trustee **PID:** 24-0725

APPLICANT: Mark Bentley, Esq., B.C.S., AICP

LOCATION: 1406 Hobbs Street Tampa, FL 33619

FOLIO NO.: 67835.0000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection and no recommended conditions.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-STD 24-0725 REVIEWED BY: Clay Walker, E.I. DATE: 6/10/2024

FOLIO NO.: 67835.0000

WATER

- ☒ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A inch water main exists ☐ (adjacent to the site), ☐ (approximately feet from the site) . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater forcemain exists ☒ (approximately 1,350 feet from the project site), ☐ (adjacent to the site) and is located northwest of the subject property within the south Right-of-Way of Windhorst Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system and the City of Tampa's water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 3 June 2024

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

APPLICANT: Mark Bentley

PETITION NO: RZ-STD 24-0275

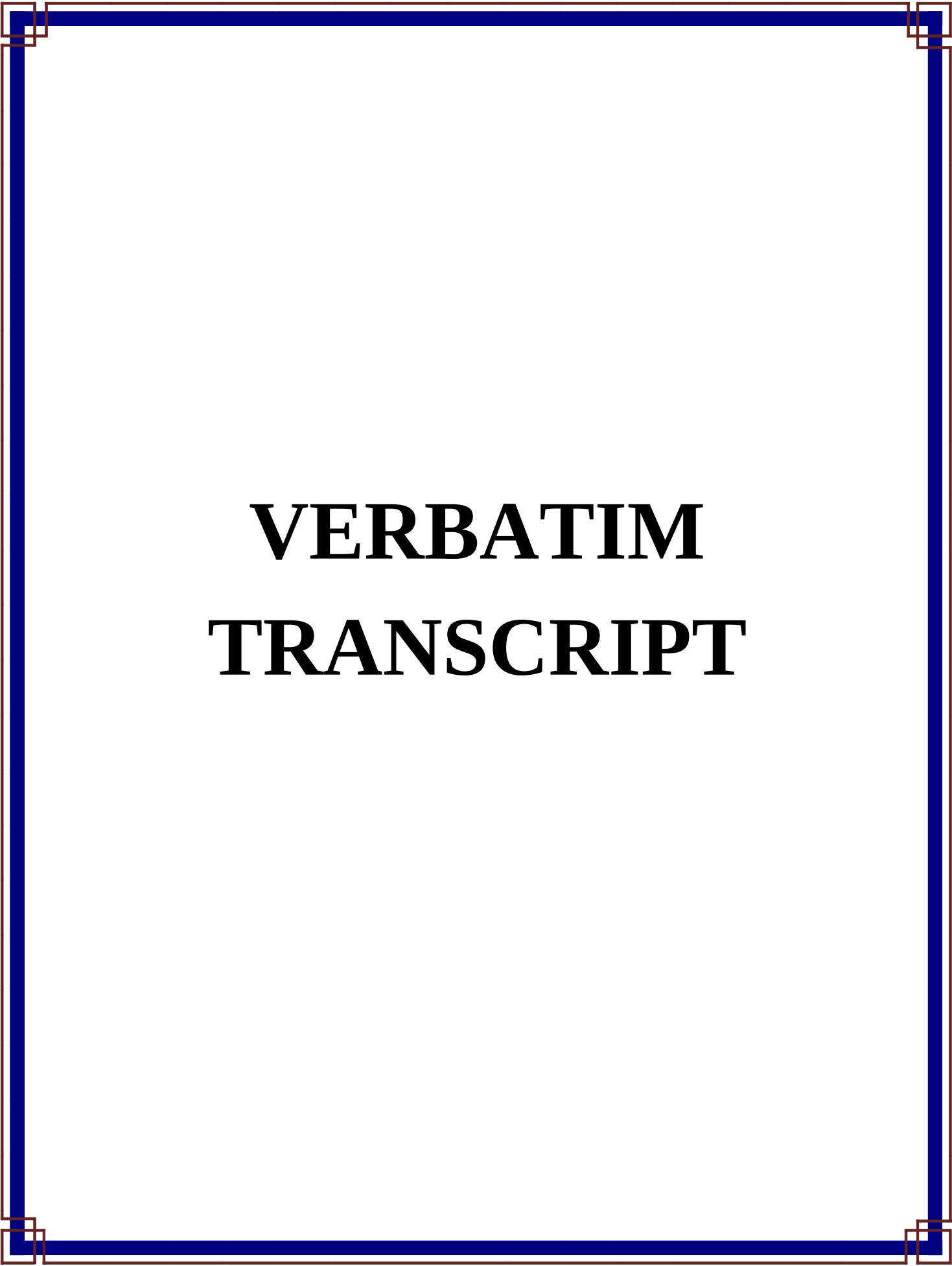
LOCATION: 1406 Hobbs St., Tampa, FL 33619

FOLIO NO: 67835.0000

SEC: 17 TWN: 29 RNG: 20

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
August 19, 2024

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE Hearing Master)
HEARINGS)
)
-----X

ZONING Hearing Master HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, August 19, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department -
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

Zoning Hearing Master Hearing
August 19, 2024

1 MS. HEINRICH: Our first item is Item C.1, Standard
2 Rezoning 24-0725. The applicant is requesting to rezone
3 property from ASC-1 to M. Isis Brown with Development Services
4 will provide staff findings after the applicant's presentation.

5 MR. MANASSE: Good evening. Ryan Manasse with
6 Johnson Pope, 400 North Ashley Drive, Suite 3100.

7 So we're here today regarding the application Standard
8 Rezoning file 24-0725. And our request before you is to rezone
9 from the existing agricultural single-family conventional ASC-1
10 to the manufacturing zoning district M. The site consists of
11 1.33 acres more or less and has a Future Land Use Category of
12 UMU-20. Also, the site is located in urban -- urban service
13 area and the Brandon Community Plan.

14 You'll notice the site is surrounded by manufacturing
15 zoning districts to the north, south, east and west. And also
16 you may notice from the -- the aerials here that the majority of
17 the immediately surrounding houses are for open storage, with
18 one of the lots being vacant to the south. And I provided a
19 more of a 3D visual here. And this is just to show you the
20 subject site, which is shaded in blue outlined in yellow. It
21 helps us to understand the make up of the established zoning and
22 uses in this part of the county.

23 Hobbs Street abuts our site. And Fisher Street is to
24 the south labeled there as well. Just a more zoomed out version
25 aerial. You'll notice I-75 to your east or the right side of

1 the screen, as well as Hillsborough County Sheriff's Office, the
2 jail, which is to the left hand side of the screen. And then
3 the majority of the parcels that are surrounding our request to
4 night are a mixture of intense commercial industrial type uses.

5 So none of the review agencies object to our request.
6 And there were no waivers or conditions presented in this
7 request. As far as compatibility, the area has been
8 transitioning to this character -- in character to light
9 manufacturing, storage and other uses similar -- similarly found
10 in the -- the manufacturing zoning district. You'll notice in
11 the staff report, Planning Commission staff found the request
12 consistent with the comprehensive plan. And Development
13 Services recommends rezoning as being approved -- approvable
14 based on the proposed manufacturing zoning district being
15 compatible with the existing zoning district and development
16 pattern in the area.

17 And then just in conclusion, our -- we have not
18 received any opposition to our request. Again, Development
19 Services and Planning Commission Staff have found this
20 consistent and approvable. The proposed manufacturing zoning is
21 consistent and compatible with the surrounding zoning districts
22 and established uses in this area.

23 And with that, I would respectfully request your
24 support. And I'd be happy to answer any questions. This
25 presentation was turned into the -- the clerk as well for you

Zoning Hearing Master Hearing
August 19, 2024

1 review.

2 HEARING MASTER: Okay. Thank you for that. I have
3 reviewed the case and I understand your request. And I don't
4 have any questions for you.

5 Mr. MANASSE: Excellent. Thank you.

6 HEARING MASTER: Thank you. Be sure and sign in.

7 MS. BROWN: Good evening. Isis Brown,
8 Development Services.

9 The request is for rezone of approximately 1.33 acres
10 from agricultural single-family conventional one to
11 manufacturing. The proposed density will be 0.75 FAR, which
12 would be approximately 43,451 square feet. All right. The --
13 the surrounding site is manufactured to the north, south, east
14 and west of the property zoning that is with the future land use
15 of UMU-20. Staff -- sorry.

16 Planning Commission found that the proposed rezone is
17 consistent and based on the consistency in the -- and the
18 compatible pattern -- zoning pattern, staff finds the request
19 approvable. I'm available for any questions.

20 HEARING MASTER: All right. Thank you very much. No
21 questions for you.

22 Planning Commission.

23 MR. HEY: Good evening. Planning Commission staff.
24 David Hey, Planning Commission staff.

25 The site is located within that urban mixed use 20

1 Future Land Use Category. As stated, it is located within the
2 urban service area and falls within the boundaries of the
3 Brandon Community Plan.

4 The site, as stated, is in that urban service area
5 where according to Objective one of the Future Land Use Element,
6 80 percent of the County's growth is to be directed. Policy 1.4
7 requires all new development to be compatible with the
8 surrounding area. Noting that compatibility does not mean the
9 same as, rather, it refers to the sensity -- sensitivity of
10 development proposals in maintaining the character of existing
11 development. The area is trending toward nonresidential light
12 industrial type uses. FLUE Objective 16 and its accompanying
13 Policy 16.1, 16.2, 16.3, 16.5 and 16.10 require new development
14 to be compatible to the surrounding neighborhood. Goal 12 and
15 Objective 12-1 of the community design component of the Future
16 Land Use Element require new developments to recognize the
17 existing community and be designed to relate to and be
18 compatible with the predominant character of the surrounding
19 area. In this case, the surrounding land use pattern is mostly
20 light industrial uses. The rezoning will complement the pattern
21 as the M zoning district surrounds the subject site on all
22 sides.

23 The proposal meets the intent of FLUE Objective one,
24 FLUE Objective 16, Goal 12 and Objective 12-1 of the community
25 design component and all the accompanying policies for each.

1 With the site being located within that urban mixed use 20
2 Future Land Use category, that UMU-20 category does allow
3 consideration for similar nonresidential uses. Therefore,
4 Planning Commission Staff did determine that it meets
5 objective -- the FLUE Objective seven, FLUE Objective eight and
6 each of their respective policies.

7 The site is within the limits of the Brandon Community
8 Plan, specifically the light industrial character district.
9 Strategy five of the community -- the Brandon Community Plan
10 notes that design characteristics for each Brandon character
11 district are descriptive to the general nature of the vicinity
12 and its surroundings. The light industrial character district
13 is the northwest area of Brandon devoted primarily to business
14 parks, light industrial and government uses. The proposal meets
15 the intent of Goal six of the Brandon Community Plan and is
16 therefore consistent with the Brandon character districts map
17 and characteristics of the light industrial district.

18 Overall, Planning Commission Staff finds the proposed
19 uses an allowable use in that UMU-20 category, it's compatible
20 with the existing development pattern found within the
21 surrounding area. It does support the vision of the Brandon
22 Community Plan. Based on those considerations and the goals,
23 objectives and policies stated within the submitted staff
24 report, Planning Commission Staff finds the proposed rezoning
25 consistent with the Unincorporated Hillsborough County

Zoning Hearing Master Hearing
August 19, 2024

1 Comprehensive Plan. Thank you.

2 HEARING MASTER: Thank you, Mr. Hey.

3 All right. Is there anyone here or online who was
4 just to speak in support of this application? I do not hear
5 anyone.

6 Is there anyone here or online who wishes to speak in
7 opposition to this application? All right, I do not hear
8 anymore.

9 Development Services, anything further?

10 MS. HEINRICH: No, ma'am. Nothing further.

11 HEARING MASTER: All right. Thank you.

12 Applicant, anything further?

13 MR. MANASSE: Ryan Manasse for the record. No.

14 HEARING MASTER: All right. Thank you. This closes a
15 hearing on Rezoning Standard 24-0725.

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HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 to be heard and is being continued to the August 16, 2024 ZHM
2 Hearing.

3 Item A.11, Major Mod 24-0674. This application is out
4 of order to be heard and is being continued to the August 19,
5 2024 ZHM Hearing.

6 Item A.12, Major Mod 24-0675. This application is out
7 of order to be heard and is being continued to the August 19,
8 2024 ZHM Hearing.

9 Item A.13, Major Mod 24-0677. This application is
10 being continued by the applicant to the August 19, 2024 ZHM
11 Hearing.

12 Item A.14, PD 24-0679. This application is out of
13 order to be heard and is being continued to the August 19, 2024
14 ZHM hearing.

15 Item A.15, PD 24-0697. This application is out of
16 order to be heard and is being continued to the August 19, 2024
17 ZHM Hearing.

18 Item A.16, Standard Rezoning 24-0725. This
19 application is -- this application is being continued by the
20 applicant to the August 19, 2024 ZHM Hearing.

21 Item A.17, Standard Rezoning 24-0732. This
22 application has been withdrawn by the applicant from the hearing
23 process.

24 Item A.18, Standard Rezoning 24-0862. This
25 application is out of order to be heard and is being continued

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8/19/24 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-SD 24-0871</u>	PLEASE PRINT NAME <u>Jessica Kowal (Landis Evans + Partners)</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813.949.7449</u>
APPLICATION # <u>RZ 24-0725</u>	PLEASE PRINT NAME <u>RYAN MANASSA</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 310</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>225-250</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #491</u> CITY <u>T. Idas</u> STATE <u>TX</u> ZIP <u>77701</u> PHONE <u>707-804-1760</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Linnelle Creech</u> MAILING ADDRESS <u>11222 US 90</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813.760.4488</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Brian Aungst (Brian Aungst)</u> MAILING ADDRESS <u>625 Court St, Suite 200</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727.444-0903</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Susan Harris</u> MAILING ADDRESS <u>1818 W. BLAUSS AVE</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-629-3733</u>

DATE/TIME: 8/19/24 6:00 pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0238</u>	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. HILKBOROUGH AVE #205</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 889 0700</u>
APPLICATION # <u>RZ</u> <u>24-0579</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>mm</u> <u>24-0674</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227 8421</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Hanin</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 789 0037</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Luce</u> MAILING ADDRESS <u>111 S. ARMENIA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-767-5763</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 3DATE/TIME: 8/19/04 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm</u> <u>24-0784</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>mm</u> <u>24-0796</u>	PLEASE PRINT NAME <u>Brice Pinson, Halff</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE: 8/19/2024

PAGE: 1 of 1

[illegible]

AUGUST 19, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 19, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

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

▶ Senior Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0725

▶ Michelle Heinrich, DS, called RZ 24-0725.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0725.

C.2. RZ 24-0862

▶ Michelle Heinrich, DS, called RZ 24-0862.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0862.

C.3. RZ 24-0877

▶ Michelle Heinrich, DS, called RZ 24-0877.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0877.

TUESDAY, AUGUST 19, 2024

C.4. RZ 24-0918

- ▶ Michelle Heinrich, DS, called RZ 24-0918.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0918.

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

D.1. RZ 24-0238

- ▶ Michelle Heinrich, DS, called RZ 24-0238.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0238.

D.2. RZ 24-0579

- ▶ Michelle Heinrich, DS, called RZ 24-0579.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0579.

D.3. MM 24-0674

- ▶ Michelle Heinrich, DS, called MM 24-0674.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 24-0674.

D.4. RZ 24-0697

- ▶ Michelle Heinrich, DS, called RZ 24-0697.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0697.

D.5. MM 24-0784

- ▶ Michelle Heinrich, DS, called MM 24-0784.
- ▶ Testimony provided.

TUESDAY, AUGUST 19, 2024

▶ Pamela Jo Hatley, ZHM, closed MM 24-0784.

D.6. MM 24-0796

▶ Michelle Heinrich, DS, called MM 24-0796.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 24-0796.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 8:56 p.m.

Standard Rezoning 24-0725



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POPE
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

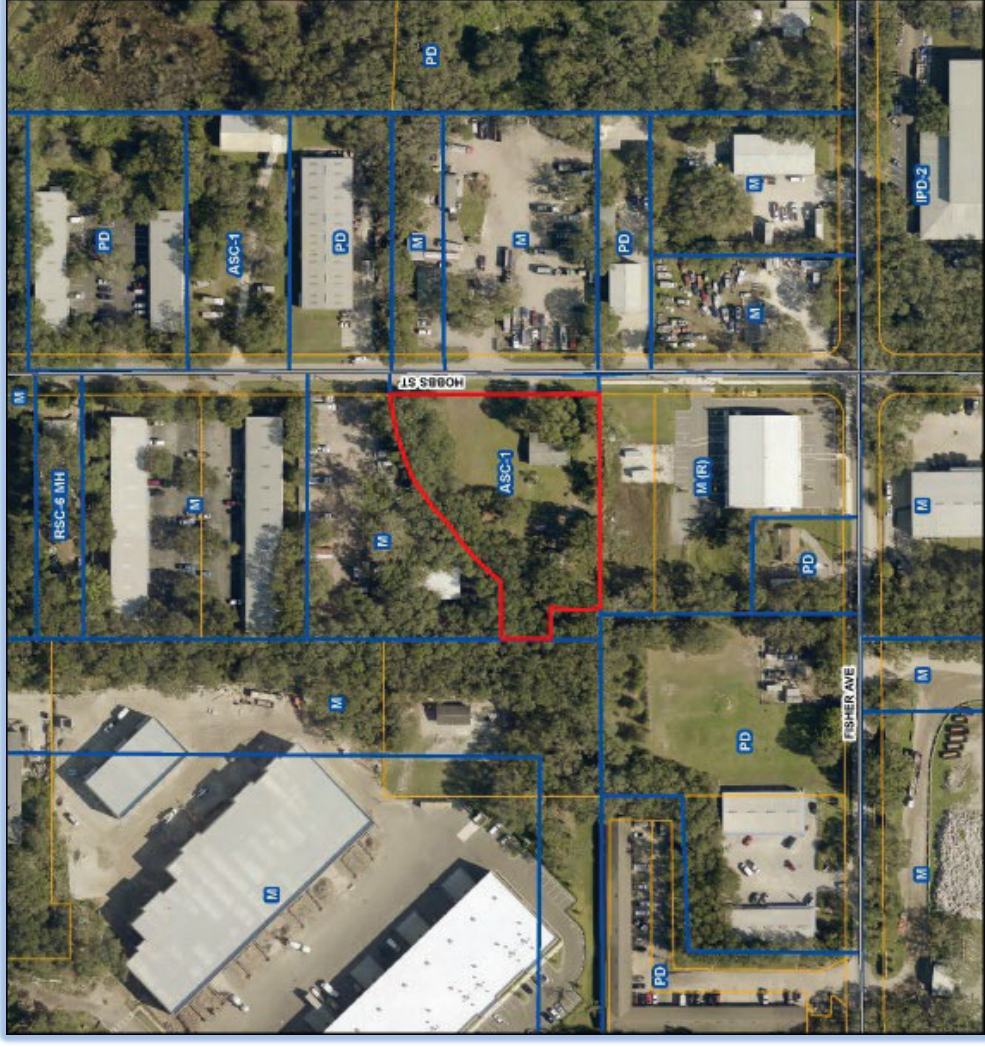
Application No. 24-0725
Name: Ryan Manasse
Entered at Public Hearing: ZHM
Exhibit #1
Date: 8-19-2024

Rezoning Request

Agricultural Single-Family
Conventional (ASC-1)

to

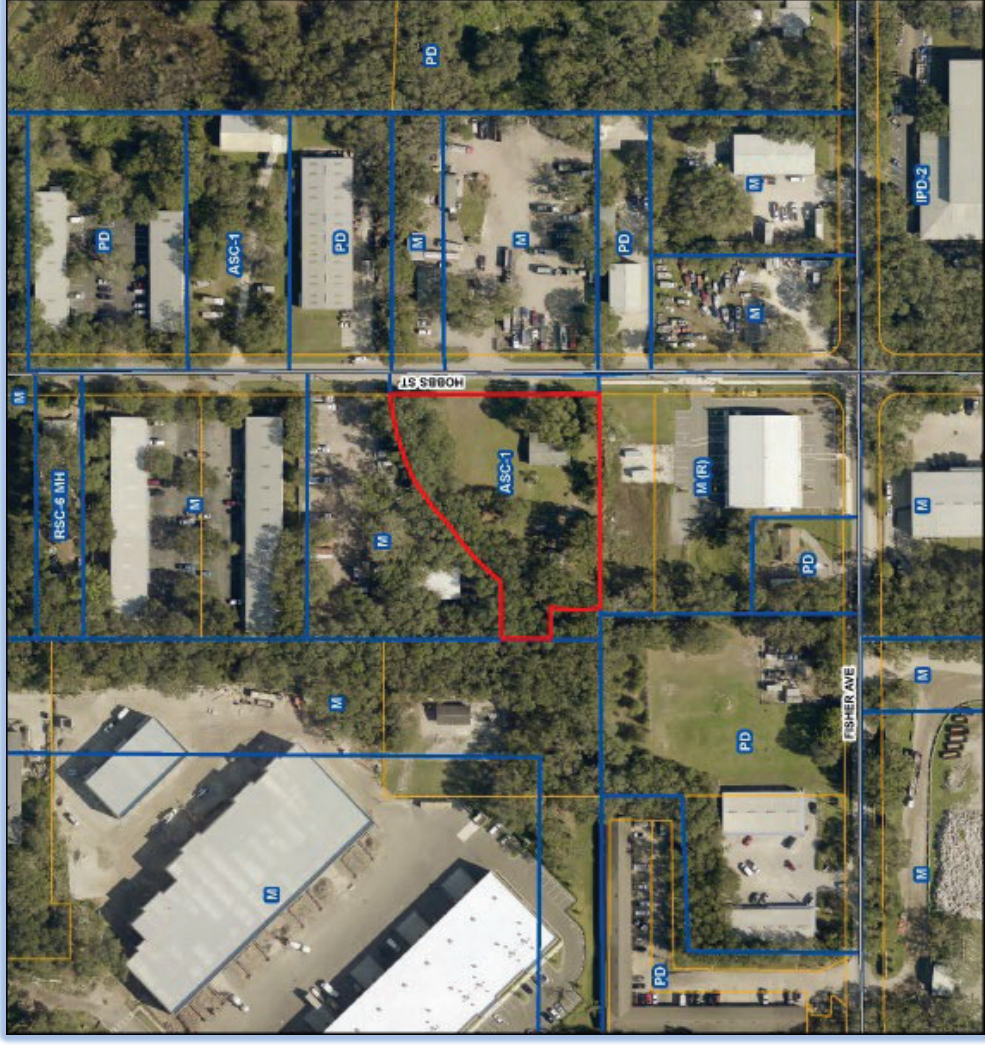
Manufacturing (M)



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Property Information

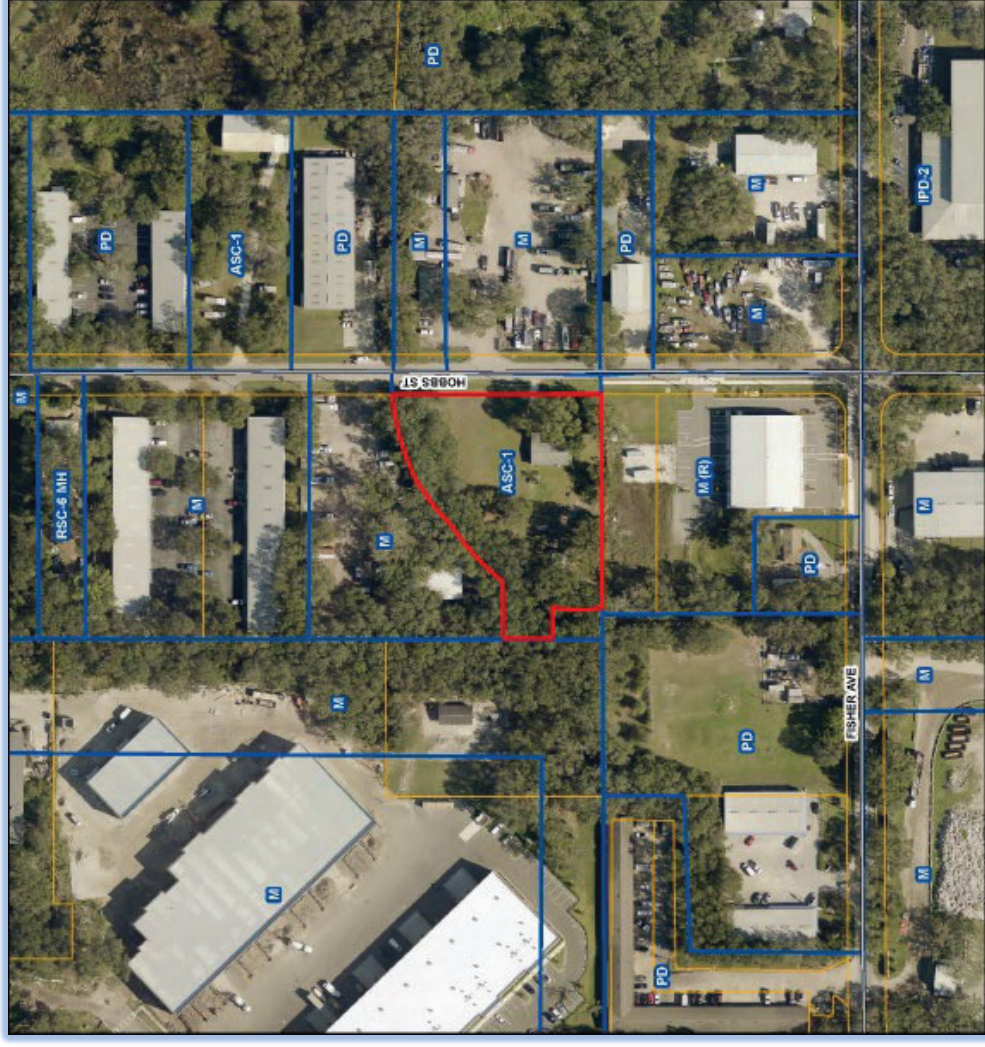
- Site Area: 1.33 +- acres.
- Urban Mixed Use-20 FLU.
- Within the Urban Service Area.
- Brandon Community Plan.



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Surrounding Zoning

- North: M (Open Storage)
- South: M-R (06-0706 / Vacant)
- East: Hobbs St / M (Open Storage)
- West: M (Open Storage)



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Hobbs Street

Fisher Street



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Agency Comments

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



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Compatibility

- Based on the above considerations, staff finds the proposed Manufacturing (M) zoning district is compatible with the existing zoning districts and development pattern in the area.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the North and south of the subject site is within the UMU-20 FLU category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned M to the north, south, east and west.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed Manufacturing (M) zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

J. Brian Grady

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.



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BOKOR RUPPEL & BURNS, LLP**
COUNSELORS AT LAW

Conclusion

- No opposition to our request.
- Development Services and Planning Commission staff provided findings of consistency and found the request as being approvable.
- The proposed Manufacturing (M) zoning is consistent and compatible with the surrounding zoning districts and established uses in the area.



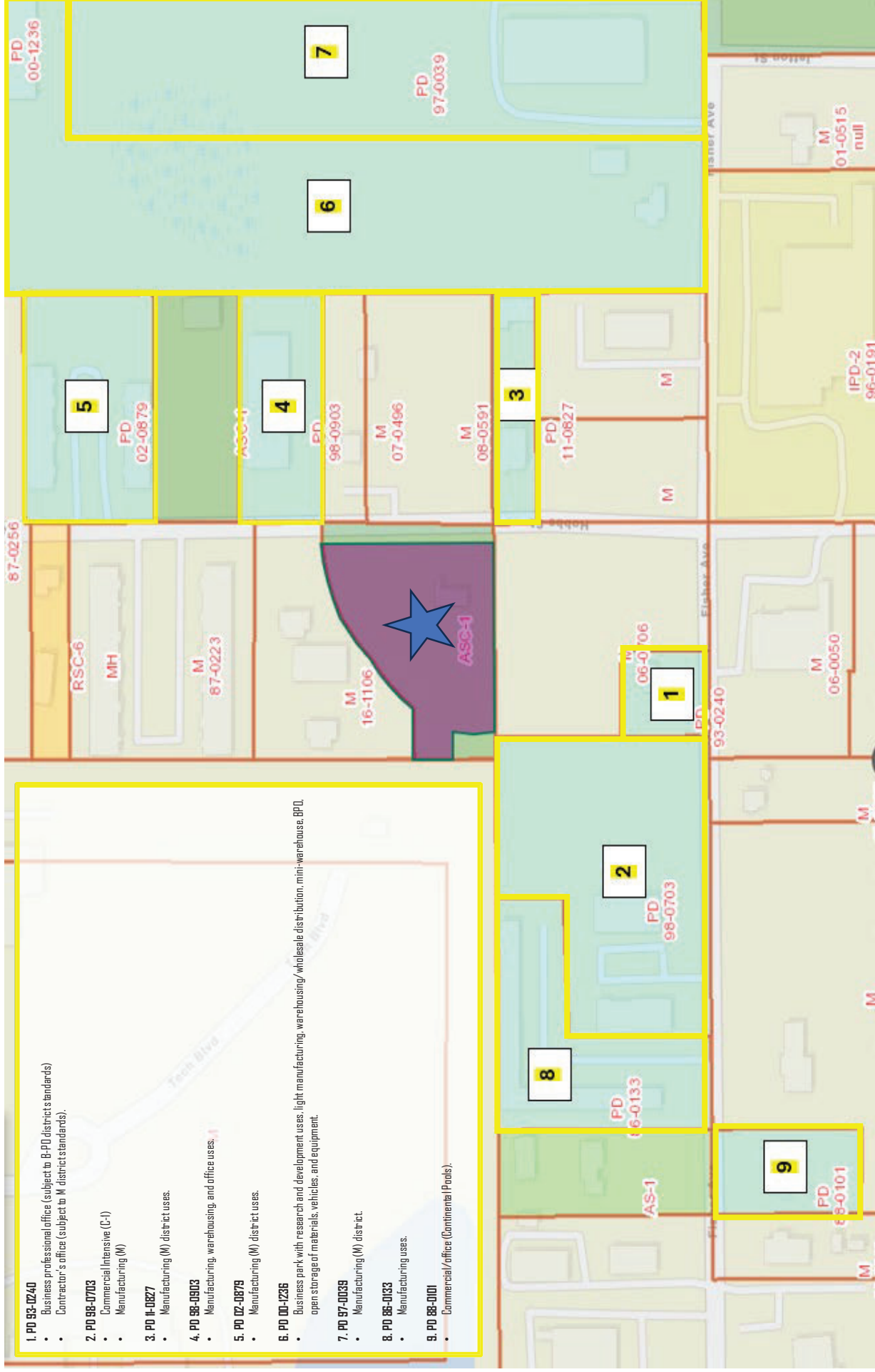
End



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1. PD 88-0240
 - Business professional office (subject to 8-PD district standards)
 - Contractor's office (subject to M district standards).
2. PD 98-4703
 - Commercial Intensive (C-1)
 - Manufacturing (M)
3. PD 14-0827
 - Manufacturing (M) district uses.
4. PD 98-0903
 - Manufacturing, warehousing, and office uses.
5. PD 02-4879
 - Manufacturing (M) district uses.
6. PD 00-1236
 - Business park with research and development uses, light manufacturing, warehousing/wholesale distribution, mini-warehouse, BPO, open storage of materials, vehicles, and equipment.
7. PD 97-0039
 - Manufacturing (M) district.
8. PD 86-4033
 - Manufacturing uses.
9. PD 88-0101
 - Commercial/office (Continental/Pools).



JOHNSON POPE
BOKOR RUPPEL & BURNS, LLP

COUNSELORS AT LAW

Code Enforcement



Code Enforcement Inquiry

Search

Case Details

Register New Complaint

Investigation continues:
no determination of
violation has been made
by the Investigator.

Code Enforcement Case Details as of 8/15/2024

Case Number:
Open Date:
Property Owner:
Property Address:
Folio / Parcel Number:

CE23013714
11/30/2023
BILLIE P MCRAE TRUST
1406 HOBBS ST
067835.0000

Current Case Status:
Close Date:

PENDING

Assigned Officer:

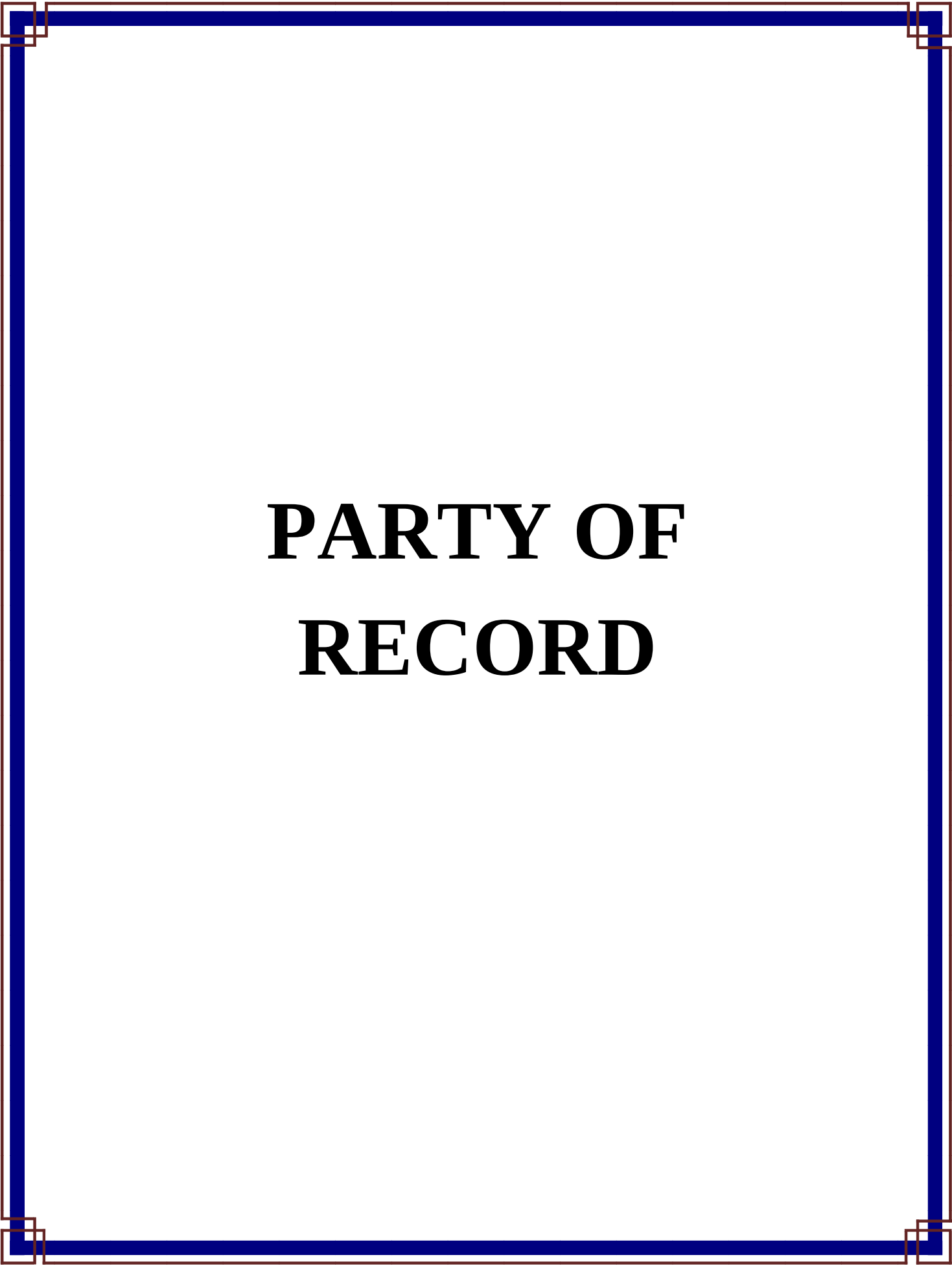
Jason Fernandes
813-564-6654
Fernandesj@HCFL.GOV

Violations Cited

Violation Description
COMMERCIAL VEHICLE
FENCES (ZONING)
IMPROPER USE OF ZONE/SITE PLAN
OUTSIDE/OPEN STORAGE

Property Inspection Dates

11/30/2023
1/4/2024
2/1/2024
2/29/2024
4/16/2024
5/16/2024
5/29/2024
7/1/2024



PARTY OF RECORD

NONE