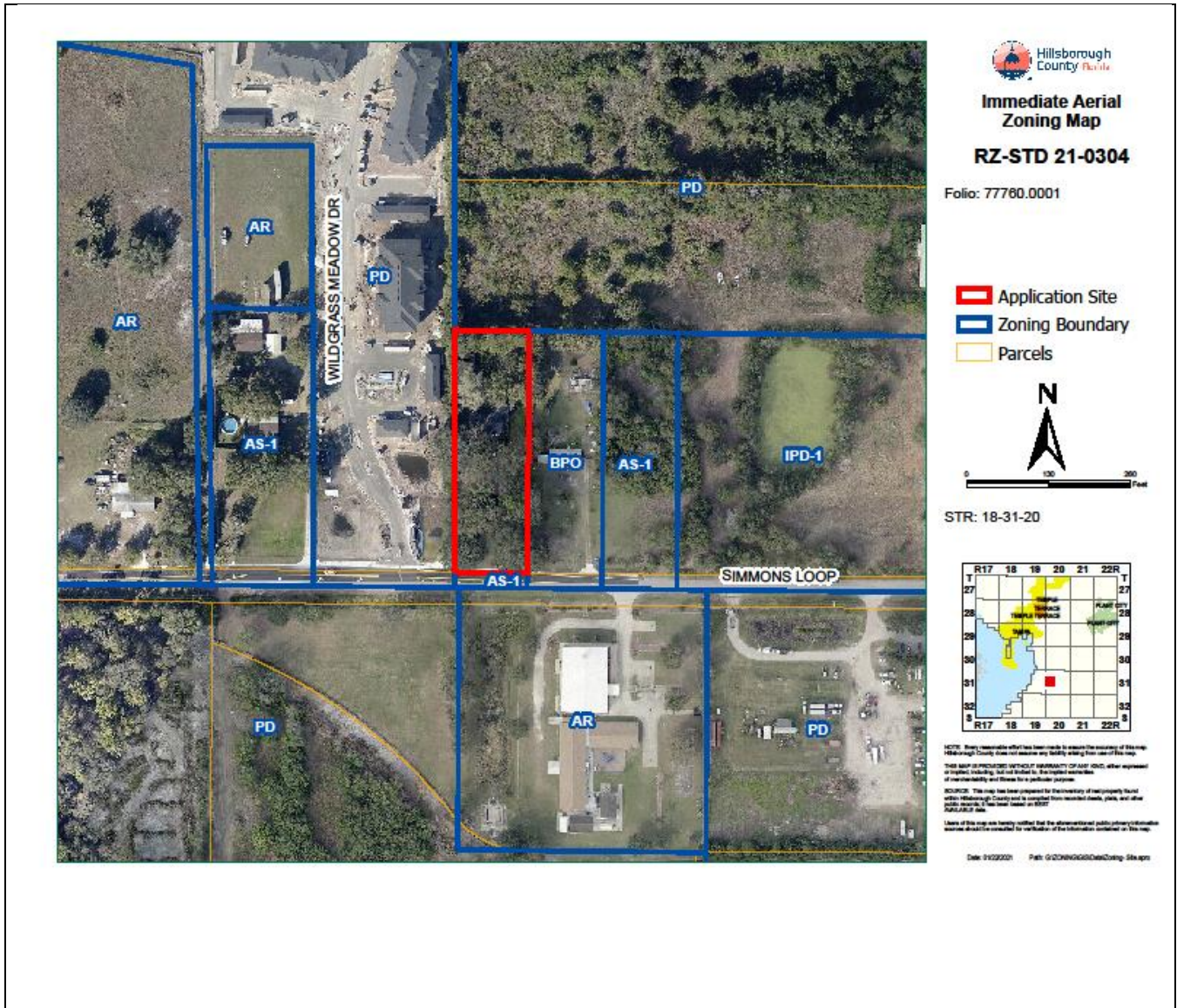


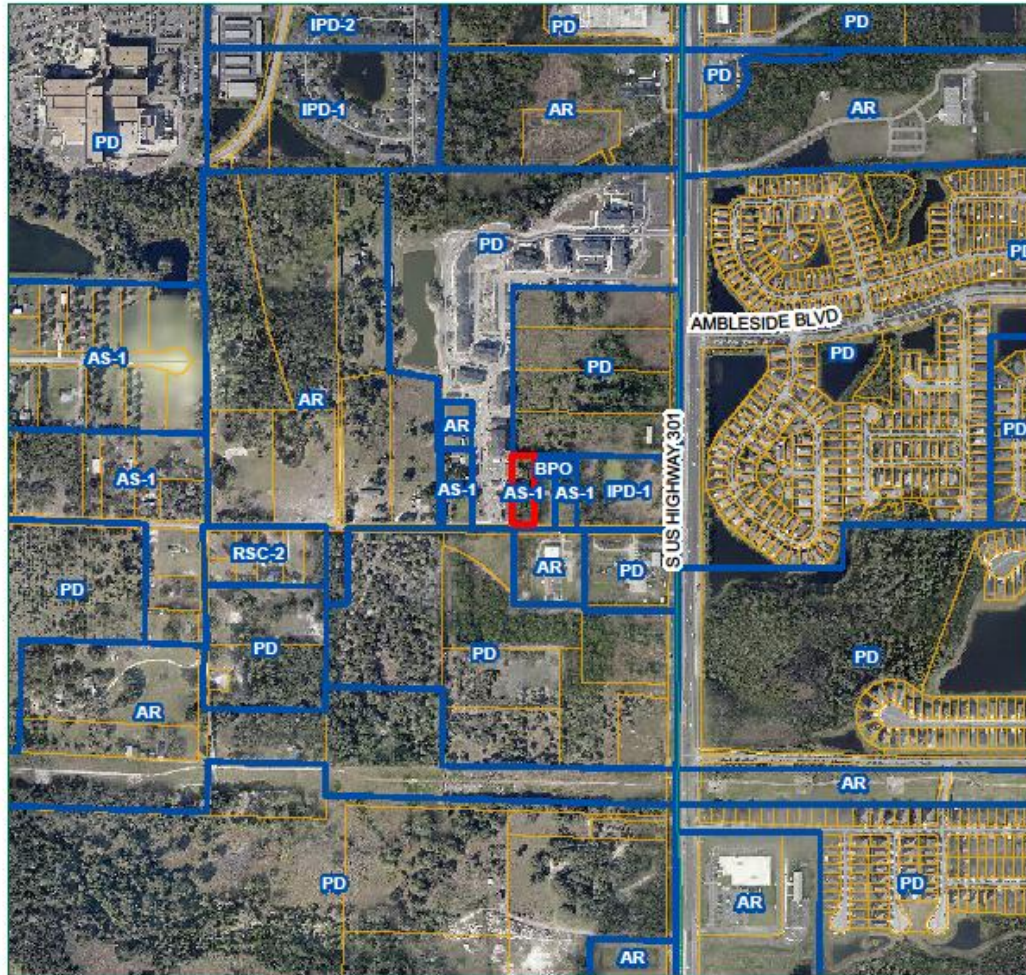


# Hillsborough County Florida

## STAFF REPORT

<b>SUBJECT:</b>	RZ 21-0304	<b>PLANNING AREA:</b>	Riverview
<b>REQUEST:</b>	Rezone to Business-Professional Office Restricted (BPO-R)	<b>SECTOR:</b>	South
<b>APPLICANT:</b>	Simmons Loop OMV LLC		
<b>Existing Zoning District:</b>	Agricultural – Single-Family (AS-1)		<b>Future Land Use Category:</b>
			Suburban Mixed Use-6 (SMU-6)





Hillsborough County Florida

### General Aerial Zoning Map

## RZ-STD 21-0304

Folio: 77760.0001

Application Site  
 Zoning Boundary  
 Parcels

N

0 500 1,000 Feet

STR: 18-31-20

T	R17	18	19	20	21	22R	T
27							27
28							28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

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Doc: 04/29/21 Path: G:\2021\0304\Zoning Area.apr

## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone one parcel totaling approximately 1.03-acres from the existing Agricultural, Single-Family (AS-1) zoning district to the proposed Business-Professional Office Restricted (BPO-R) zoning district. The applicant is proposing to restrict the size of the building to one story (35 feet) in height. The purpose of the rezoning is to allow for a Medical/Professional Center.

The site is located at 6613 Simmons Loop, which is approximately 100 feet east of the intersection of Simmons Loop and Wildgrass Meadows Drive. To the east the property neighbors another parcel that recently was approved to rezone to BPO-R under rezoning application 20-0997. The underlying future land use (FLU) category of the subject parcel is Suburban Mixed Use-6 (SMU-6). There is an existing single-family residence on the site.

#### **1.2 Compliance Overview with Land Development Code and Technical Manuals**

No variation or variances to the land development code are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

#### **1.3 Analysis of Recommended Conditions**

The applicant is proposing to restrict the size of the building to one story (35 feet) in height. This condition is similar to the restrictions under the neighboring BPO-R rezoning application 20-0997, which restricted the size of the building to a maximum of 8,000 square feet and one story (35 feet) in height. By limiting the size of the development to the restriction proposed, noise and traffic congestion to the neighboring properties should be mitigated.

#### **1.4 Evaluation of Existing and Planned Public Facilities**

The site is located in the Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will be available to serve the subject property.

Estimated impact and mobility fees are as follows (Various use types allowed. Estimates are a sample of potential development):

Office, General (Per 1,000 s.f.) Mobility: \$5,374.00 Fire: \$158.00	Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$14,206.00 Fire: \$158.00	Medical Office (greater 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$20,478.00 Fire: \$158.00
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Office, Single Tenant  
(Per 1,000 s.f.)  
Mobility: \$6,466.00  
Fire: \$158.00

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 303 average daily trips, 24 trips in the a.m. peak hour, and 30 trips in the p.m. peak hour. Simmons Loop Road is not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed. Simmons Loop Road is not considered a major county or state roadway and is not included in the 2019 Hillsborough County Level of Service (LOS) Report. Simmons Loop Road is considered a substandard road. The developer will be required to improve S 16th Avenue to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. Transportation Review Section staff has no objection to this request.

### **1.5 Environmental/Natural Resources**

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

### **1.6 Comprehensive Plan Consistency**

The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan.

### **1.7 Compatibility**

The adjacent properties contain a mix of AS-1 (Agricultural, Single-Family), PD (Planned Development), and AR (Agricultural, Rural) zoning districts. To the south across Simmons Loop is a church zoned AR. Immediately to the east is a parcel under development which was recently rezoned to BPO-R under rezoning application 20-0997. To the west is a vacant parcel zoned PD 18-0109 for mixed use multi-family units and commercial retail. The vacant parcel to the north is zoned PD (17-1397) and allows CG (Commercial General) and BPO (Business Professional Office) uses. With the potential in the north and west of a mixed-use development, the rezoning of the subject parcel from AS-1 to BPO-R would be consistent with the existing zoning pattern of the area.

Based on the above considerations, staff finds the requested BPO-R zoning district is compatible with the existing zoning and development pattern in the area.

### **1.8 Agency/Department Comments**

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Transportation
- Impact & Mobility Fee Assessment

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APPLICATION: RZ 21-0304

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021

CASE REVIEWER: Chris Grandlienard

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**1.9 Exhibits**

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

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APPLICATION: RZ 21-0304

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021

CASE REVIEWER: Chris Grandlienard

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**2.0 Recommendation**

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

1. Maximum Building Height shall be limited to one story (35 feet) in height.

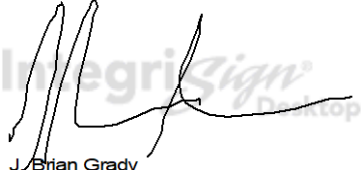
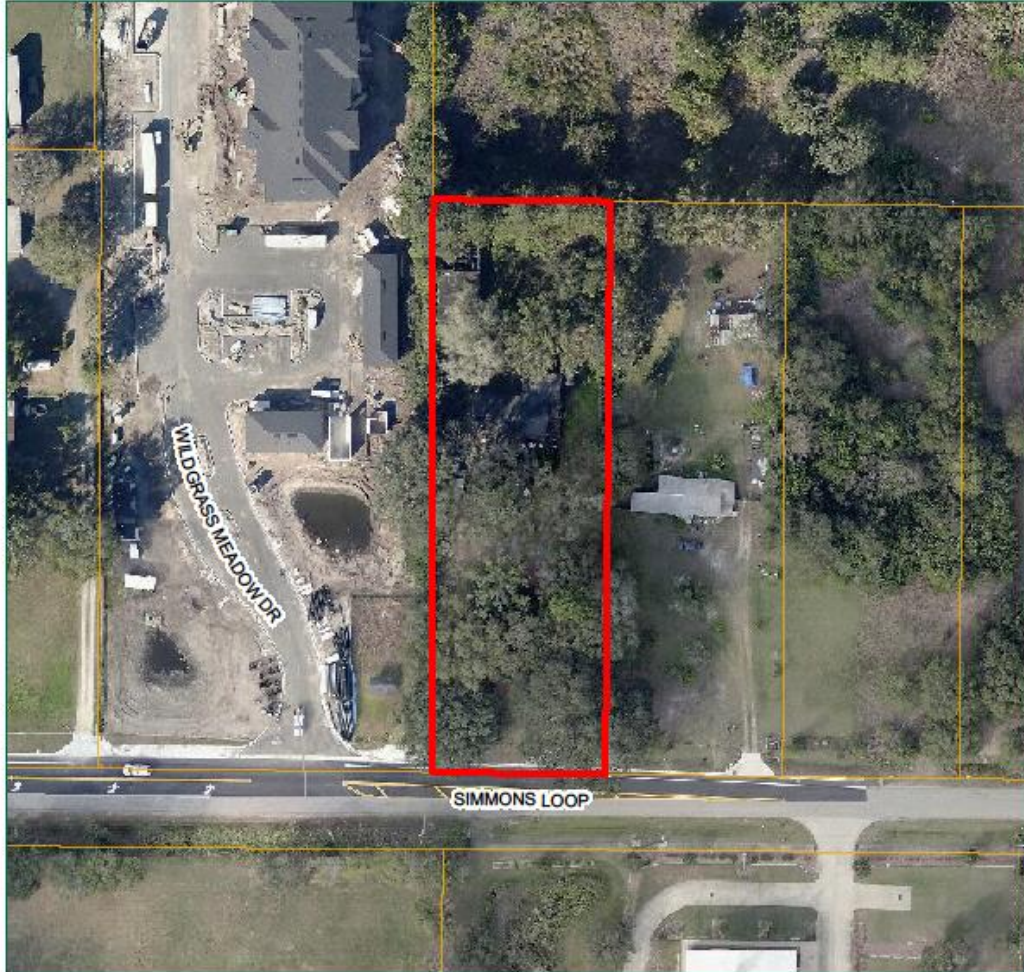
<b>Staff's Recommendation: Approvable, with restrictions</b>	
Zoning Administrator Sign-off:	 J. Brian Grady Thu Mar 4 2021 08:52:26

EXHIBIT 1



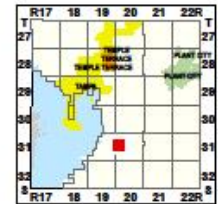
**Project Location Map**  
**RZ-STD 21-0304**

Folio: 77760.0001

-  Application Site
-  Parcels



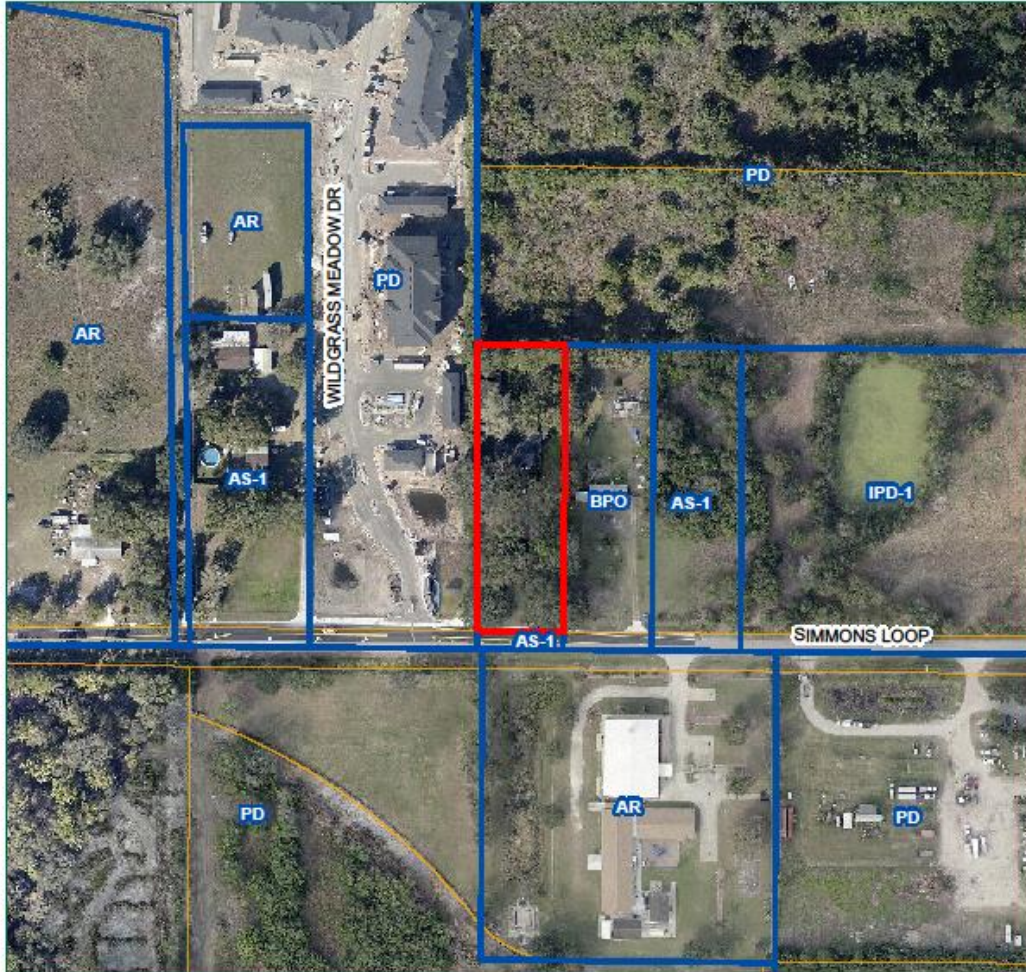
STR: 18-31-20



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EXHIBIT 2



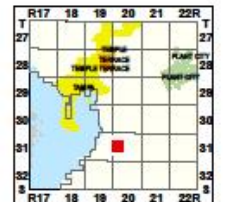
**Immediate Aerial  
Zoning Map  
RZ-STD 21-0304**

Folio: 77760.0001

- Application Site
- Zoning Boundary
- Parcels



STR: 18-31-20



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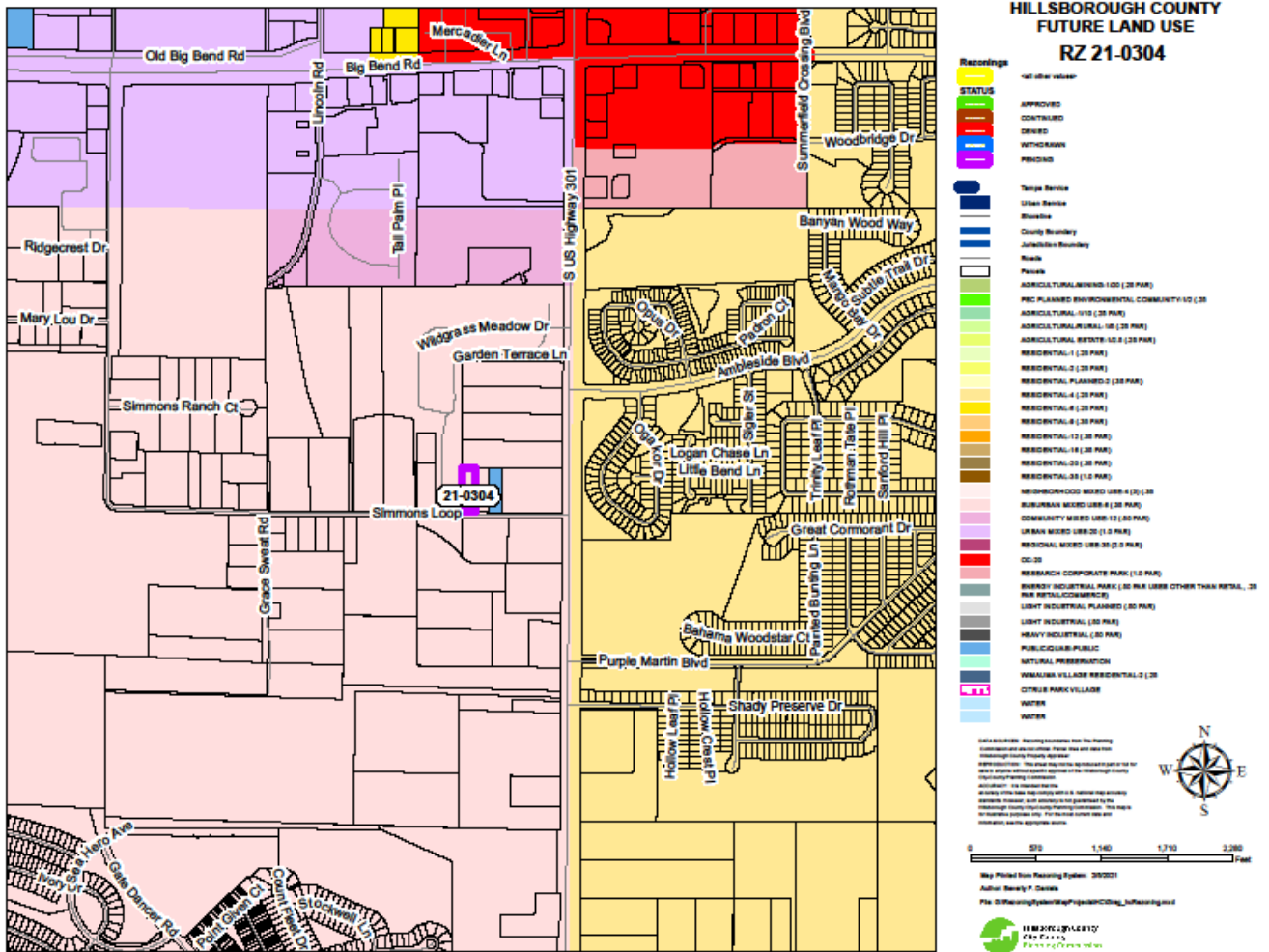
APPLICATION: RZ 21-0304

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021

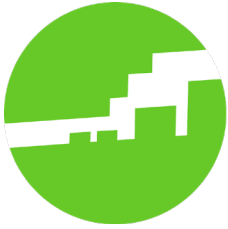
CASE REVIEWER: Chris Grandlienard

### EXHIBIT 3



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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> March 15, 2021	<b>Petition: RZ 21-0304</b>
<b>Report Prepared:</b> March 2, 2021	<b>6613 Simmons Loop</b> <i>Northwest of Simmons Loop and US Highway 301</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga &amp; 0.25/0.35/0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Riverview</b>
<b>Rezoning Request:</b>	Agricultural Single Family-1 (AS-1) to Business Professional Office (BPO)
<b>Parcel Size (Approx.):</b>	1.03± acres, (44,866.8 square feet)
<b>Street Functional Classification:</b>	Simmons Loop – <b>Collector</b> US Highway 301– <b>Arterial</b>
<b>Locational Criteria:</b>	The subject site meets locational criteria.
<b>Evacuation Zone:</b>	The subject property is not located within an evacuation zone.



## **Context**

- The 1.03± acres site is located northwest of the intersection of Simmons Loop and US Highway 301. The site is developed with a single-family home.
- The subject property is located within the Urban Service Area (USA) and located within the limits of the Riverview Community Plan.
- The subject property's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses in the SMU-6 Future Land Use designation 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 are required to meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- The site and parcels to the north, south and west are designated as SMU-6. East of the subject site is designated as Public/Quasi-Public (P/QP) and owned by Hillsborough County. The immediate area is developed with a mixture of uses. A single-family residential home is east of the subject site, which has recently been rezoned (RZ 20-0997) to Business Professional Office-Restricted (BPO-R). Multifamily residences and light industrial uses are located to the north and northwest, and a church is located to the south.
- The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Business Professional Office (BPO).

## **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)***

***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.*

#### ***Neighborhood/Community Development***

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

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

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

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

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

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

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

### **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 22.5:** When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e. antiques, boutiques) toward the edges of the activity center.

**Policy 22.7:** Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential

*development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

*The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.*

### **Livable Communities Element: Riverview Community Plan**

#### **1. Highway 301 Corridor District Vision**

*Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.*

#### **Staff Analysis of Goals, Objectives, and Policies:**

**The proposed request would allow for the rezoning of the subject property from Agricultural Single Family-1 (AS-1) to Business Professional Office (BPO). The applicant's request for BPO is permitted and meets locational criteria in the Suburban Mixed Use-6 (SMU-6) Future Land Use category as it is within the qualifying distance of the intersection of Simmons Loop and US Highway 301, meeting the intent of Future Land Use Element (FLUE) Objective 22, and Policy 22.1. Also, the Comprehensive Plan for Unincorporated Hillsborough County promotes higher intensity non-residential uses on collectors and arterials, and locations external to established neighborhoods (*Policy 16.5*). The request is consistent with this policy direction, as it is located at the intersection of a collector roadway (Simmons Loop) and an arterial roadway (US Highway 301).**

**The request for the BPO zoning is comparable with the overall development pattern of the area. There are Planned Developments (PD 18-0176 and PD 18-0109) approved with non-residential uses in the immediate area. These mixed-use developments are located to the north and south of the subject site. The character of this portion of Simmons Loop is transitioning more toward a non-residential development pattern. This request would be in character with the surrounding development pattern, meeting the intent of FLUE Policy 16.3.**

**The Suburban Mixed Use-6 (SMU-6) Future Land Use category allows up to a 0.35 FAR for office uses. With a 1.03-acre site, this translates to approximately 15,703 square feet that could be considered for an office use on the subject property. The adjacent eastern parcel was recently approved to BPOR under rezoning application 20-0997.**

The proposed development is consistent with the vision of the Riverview Community Plan. The site is within the US Highway 301 District, which sees this area as a mixed-use area with high densities and a variety of businesses.

Overall, the 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* and is compatible with the existing development pattern found within the surrounding area.

**Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

# HILLSBOROUGH COUNTY FUTURE LAND USE

## RZ 21-0304

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/15 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official Parcel lines and data from Hillsborough County Property Appraiser. The Planning Commission is not responsible for the accuracy of the data for use to approve without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map be used for general planning purposes only. It is not intended for use for any other purpose. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.

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 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\Map\Project\HillCoReg\_Ltr\Rezoning.mxd

