

Rezoning Application: 23-1041

Zoning Hearing Master Date: 1/16/2024

BOCC Land Use Meeting Date: 3/19/2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Desmond Surujabali, LLC
 FLU Category: CMU-12
 Service Area: Urban
 Site Acreage: 1.1 Acres +/-
 Community Plan Area: Riverview
 Overlay: None
 Special District: None
 Request: Rezone from AS-1 to M



Introduction Summary:

The applicant is requesting to rezone from AS-1 (Agricultural Single Family – 1) to M (Manufacturing). The proposed zoning district allows manufacturing, processing, or assembling uses, and intensive commercial uses.

Zoning:	Existing	Proposed
District(s)	AS-1	M
Typical General Use(s)	Single-Family Residential/Agricultural	Manufacturing
Acreage	1.1 acres +/-	1.1 acres +/-
Density/Intensity	1 dwelling unit / gross acre	0.75 FAR
Mathematical Maximum*	1 dwelling unit	35,937 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	M
Lot Size / Lot Width	43,560 SF / 150'	20,000 SF / 100'
Setbacks/Buffering and Screening	50' Front 15' Sides 50' Rear	30' Front (West) 0' Side (North) 30' / Type C Buffer (South) 30' / Type C Buffer (East)
Height	50'	110'

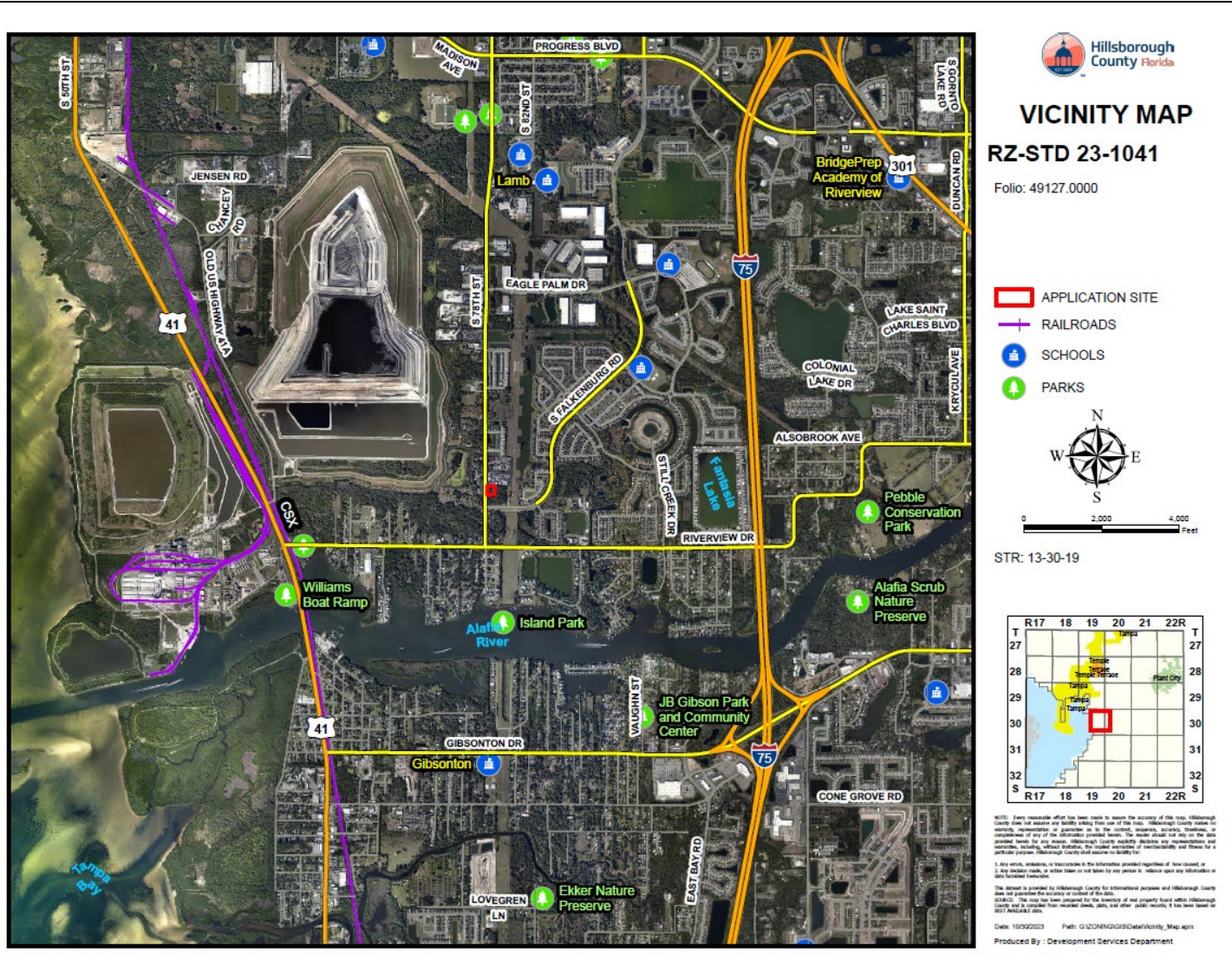
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

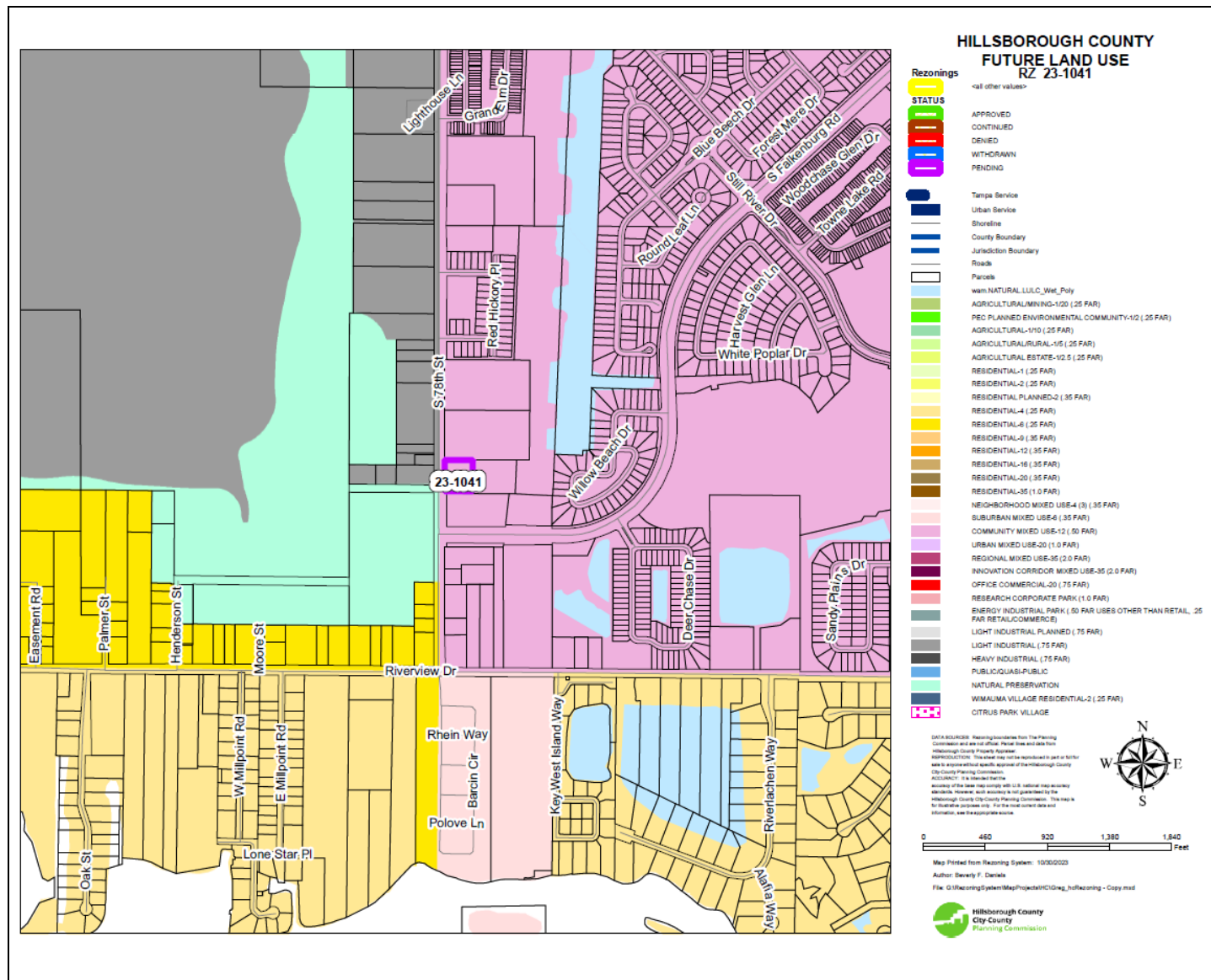


Context of Surrounding Area:

The property is located in Riverview in an area comprised of mixed uses. The subject property's access way, South 76th street, is comprised of commercial, light industrial, mobile home residential, single-family residential, and conservation uses. Nearby to the west are extensive industrial and phosphorus mining operations. Nearby to the east is a nearly 1,000-acre single-family residential planned development, Oak Creek.

2.0 LAND USE MAP SET AND SUMMARY DATA

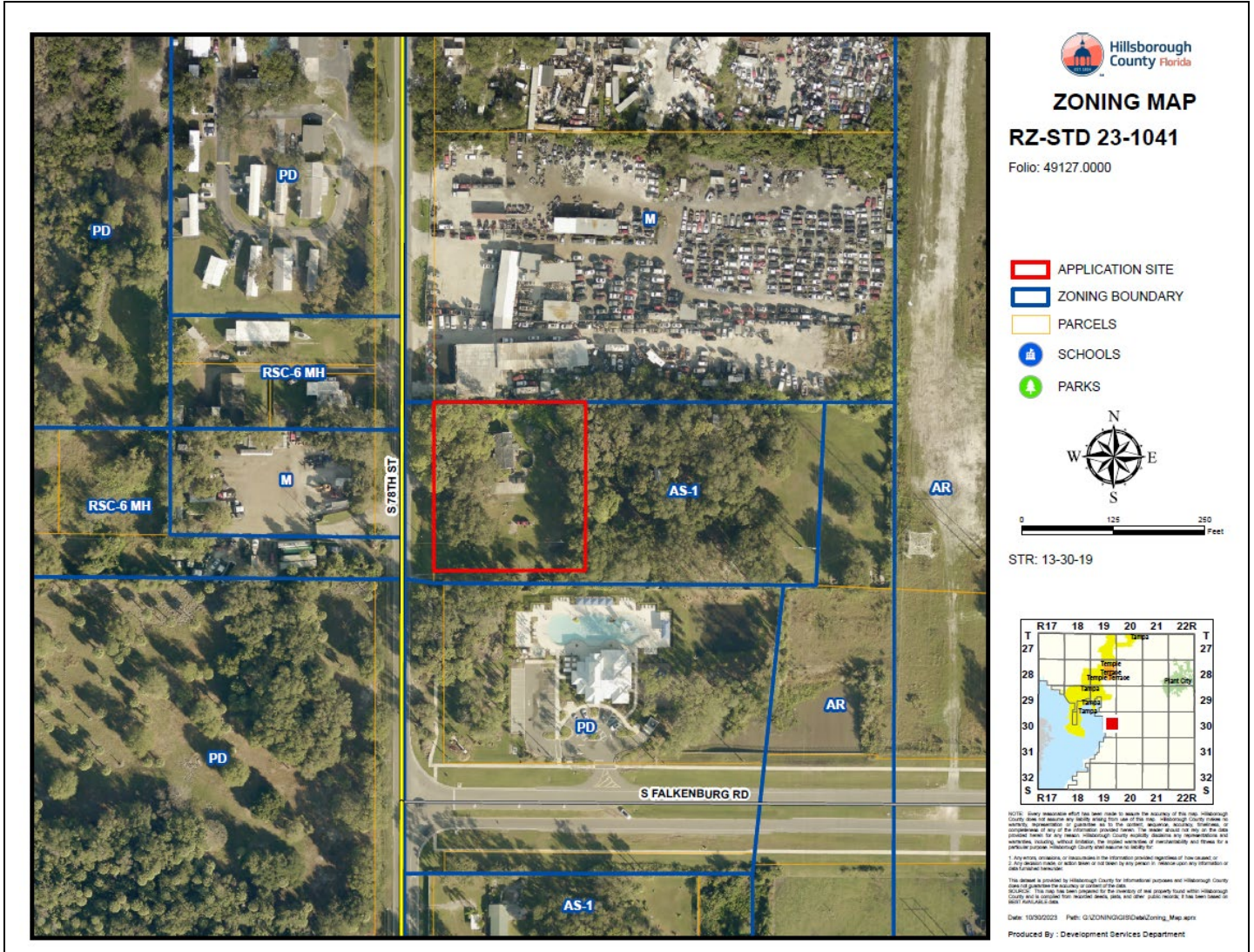
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 DU/GA or 0.5 FAR
Typical Uses:	Residential, community retail commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed-use

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M	0.75 FAR	Manufacturing	Vehicle Salvage and Storage
South	AS-1	1 du / acre	Agricultural Single-Family	Vacant
East	AS-1	1 du / acre	Agricultural Single-Family	Vacant
West	RSC-6 (MH)	6 du / acre	Single-Family Conventional, Mobile Home	Single-Family Residential
	M	0.75 FAR	Manufacturing	Towing 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)

N/A

APPLICATION NUMBER: RZ-STD 23-1041

ZHM HEARING DATE: January 16th, 2024

BOCC LUM MEETING DATE: March 19th, 2024

Case Reviewer: Michelle Montalbano

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
78 th Street	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	334	31	26
Difference (+/-)	+324	+30	+25

*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		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
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to County wastewater required.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone the property located at 8212 S 78th Street, Riverview, from AS-1 (Agricultural Single Family – 1) to M (Manufacturing). The proposed use is a yet unspecified warehouse or office use.

The surrounding area consists of various uses, including commercial, light industrial, mining operations, mobile home residential, single-family conventional residential, and agricultural.

The rezoning would allow for a continuation of the existing manufacturing development pattern along this portion of S 78th Street. The abutting property to the north consists of a 10-acre vehicle salvage lot, while to the west across S 78th Street is a towing storage yard. The property abutting from the east and the south is a AS-1 zoned single-family residence which is currently listed as vacant. This property will be buffered from the subject site with a Type C, 30-foot buffer which requires a 6-foot-high masonry wall and evergreen trees of at least 10 feet tall.

Based on these considerations, staff finds the proposed M zoning district compatible with the existing uses, zoning districts, and development patterns in the area.


5.2 Recommendation

Staff finds the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

None proposed as part of this application.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Jan 8 2024 10:12:25

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

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Riverview/Central

DATE: 12/06/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-1041

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.09 acres from Agricultural Single Family – 1 (AS-1) to Manufacturing (M). The site is located on the east side of 78th Street, +/- 315 feet north of the intersection of 78th Street and S Falkenburg Road. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

SITE ACCESS

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.

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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 1 Single Family Dwelling Unit (ITE Code 210)	10	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 35,000 sf Manufacturing (ITE Code 180)	334	31	26

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+324	+30	+25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 78th Street. 78th Street is a 2-lane, undivided, substandard Hillsborough County maintained, collector roadway. 78th Street does not have any sidewalks or bike facilities on either side of the roadway within the vicinity of the project. 78th Street lies within +/- 67 feet of Right of Way in the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

78th Street is included in the Hillsborough County Corridor Preservation Plan as a 4-lane roadway. Sufficient right of way is required to be preserved for the planned improvement.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
78 TH STREET	RIVERVIEW DR	MADISON AVE	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 16, 2024 Report Prepared: January 3, 2024	Petition: RZ 23-1041 8212 South 78th Street <i>On the east side of South 78th Street, north of Riverview Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan	Riverview & SouthShore Areawide Systems
Request	Agricultural Single-Family-1 (AS-1) to Manufacturing (M) for an office/warehouse use
Parcel Size (Approx.)	1.09 ± acres (47,480 square feet)
Street Functional Classification:	South 78 th Street – County Collector Riverview Drive – County Collector
Locational Criteria	Not applicable
Evacuation Zone	B



Context

- The 1.09 ± acre subject site is located on the east side of South 78th Street, north of Riverview Drive.
- The subject site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is located within the Future Land Use category of Community Mixed Use-12 (CMU-12), which can be considered for a maximum density of up to 12 dwelling units per gross acre and a maximum intensity of 0.50 FAR. The CMU-12 Future Land Use category is intended for areas that are suitable for areas of urban intensity and density. Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations may be permitted subject to the Goals, Objectives and Policies of the Comprehensive Plan.
- CMU-12 surrounds the subject site to the north, south and east. Natural Preservation (N) is located to the southwest and further south. The Light Industrial (LI) Future Land Use category is located west of the subject site across South 78th Street. Further south is the Residential-6 (RES-6) Future Land Use category.
- According to Hillsborough County Property Appraiser data, there is currently a single family residential home on the site. Directly to the south is a public/institutional use (owned by the Parkway Center CDD). To the north are two parcels with heavy commercial uses (truck parts and equipment and auto sales). To the west across South 78th Street are single family homes, mobile homes and a mining site owned by The Mosaic Company.
- The subject site is currently zoned Agricultural Single Family-1 (AS-1). The property directly to the south is zoned Planned Development (PD). The two parcels with heavy commercial uses to the north of the site are zoned Manufacturing (M). Directly across South 78th Street are Manufacturing (M), Planned Development zoning districts and the Residential Single Family Conventional-6 (RSC-6) zoning district.
- The applicant is requesting to rezone the subject site from AS-1 to Manufacturing (M) for an office/warehouse use. CMU-12 does not require a site to meet Commercial Locational Criteria (CLC). The site is limited to a maximum FAR of 0.50 (23,740 square feet).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

Relationship to the Future Land Use Map

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

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

Land Use Categories

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

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

Objective 16: *Neighborhood Protection* The neighborhood is a 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.*

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

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

Policy 9-1.3: *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Policy 12-1.4: 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: Riverview Community Plan

Goals

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

4. Mixed Use – Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.

6. Industrial–Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

1. Land Use/ Transportation

a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)

b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

Staff Analysis of Goals, Objectives and Policies

The 1.09 ± acre subject site is located on the east side of South 78th Street, north of Riverview Drive. The subject site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and SouthShore Areawide Systems Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Community Mixed Use-12 (CMU-12). The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to Manufacturing (M).

The subject site is located in the Urban Service Area (USA) where according to Objective 1 of the Future Land Use Element (FLUE), Hillsborough County shall proactively direct new growth with the goal that at least 80% of all population growth will occur within the USA during the horizon of the Comprehensive Plan. Similarly, FLUE Policy 1.4 defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. The proposed request is consistent with this policy direction, as the proposed rezoning to M complements the zoning pattern along the eastern side of South 78th Street. FLUE Policy 1.4 also notes 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 surrounding area has a variety of uses including single family residential, mining, heavy commercial uses and public/institutional uses. The proposed rezoning to M is compatible with the surrounding development pattern and therefore meets the intent of this policy direction.

Objective 8 and Policies 8.1 and 8.2 assess the character of each land use category and evaluate which uses are in compliance with the policy direction established by the Future Land Use Element. The subject site is located within the CMU-12 Future Land Use category. This category allows for the consideration of non-residential uses, including commercial and industrial uses. The request for M zoning on the subject site is allowable for consideration under the site's designated Future Land Use category and is therefore consistent with the aforementioned Objective and Policies.

The proposed rezoning meets the intent of FLUE Objective 16 and FLUE Policies 16.1, 16.2, 16.3 and 16.5. While the CMU-12 Future Land Use category is not subject to Commercial-Locational Criteria, the site is limited to a maximum FAR of 0.50 (23,740 square feet). The requested rezoning request to the M zoning district is compatible with the zoning and development pattern surrounding the subject site. The properties to the north with heavy commercial existing land uses are also zoned M.

Goal 9 and Policy 9-1.3 of the Community Design Component (CDC) in the FLUE evaluate the creation of commercial design standards on a scale and design that complements the character of the community. Policy 9-1.3 encourages new commercial zoning to be located at commercial redevelopment areas. The properties located directly north of the subject site currently contain heavy commercial uses. This proposed M zoning district is compatible with the surrounding development pattern and is therefore consistent with this policy direction.

The Riverview Community Plan includes the Riverview District Concept Map, which illustrates the unique qualities and land uses that are related to distinct geographic areas labeled as distinctive "districts." Future developments are required to comply with the intent of their respective districts. The various districts on the Concept Map are graphically represented by puzzle pieces and therefore are viewed with from high level perspective

rather than viewed at the detailed parcel level. The subject site appears to be located within the mixed use district on the Riverview Community Plan's concept map but is very close to the industrial district. The mixed use district is focused on directing development toward walkable mixed-town center locations throughout the community while respecting existing land use. The industrial district seeks to attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use. The proposed zoning district will attract employment while also remaining compatible with the surrounding land uses and is therefore consistent with the Riverview Community Plan.

As part of its Economic Development Objective, the SouthShore Areawide Systems Plan encourages activities that benefit residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. This Objective seeks to identify lands that are available for a variety of economic development opportunities, including commercial uses. The SouthShore Areawide Systems Plan also encourages the development patterns that are described in individual community plans, such as the aforementioned Riverview Community Plan. The proposed rezoning would allow for economic development that is encouraged by the SouthShore Areawide Systems Plan and the Riverview Community Plan and is therefore consistent with the Livable Communities Element of the Comprehensive Plan.

Overall, the proposed rezoning would allow for development that is consistent with the goals and objectives regarding the Urban Service Area and would allow for a development that is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-1041

Rezoning

- STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

- WATER NATURAL LULC_We_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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are subject to change and are not intended to be used for any purpose without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the U.S. National Map Accuracy Standards, however, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



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 Author: Beverly F. Daniels
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