

Rezoning Application: PD 22-0719
Zoning Hearing Master Date: January 17, 2023
BOCC Land Use Meeting Date: March 7, 2023

1.0 APPLICATION SUMMARY

Applicant: Sunny Sia
FLU Category: SMU-6 (Suburban Mixed Use-6)
Service Area: Rural
Site Acreage: Approximately 3.94 acres
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 3.94-acre unified development consisting of one folio. The request is for a rezoning from Residential Single Family Conventional (RSC-4) to Planned Development (PD) to allow for a mini-warehouse development.

Zoning:	Existing	Proposed
District(s)	RSC-4	Proposed
Typical General Use(s)	Single-Family Residential (Conventional Only)	Commercial (Mini-warehouse)
Acreage	3.94 acres	3.94 acres
Density/Intensity	Minimum 10,000-sq.-ft. lot per sf home	0.37 FAR

Development Standards:	Existing	Proposed
District(s)	RSC-4	PD
Setbacks/Buffering and Screening	Front: 25 ft. Side: 7.5 ft. Rear: 25 ft.	North (rear) 20 ft. landscape with Type" B" buffer Sides: 20 ft. landscape with Type" B" buffer
Height	50 ft. Max. Ht.	35 ft. Max. Ht.

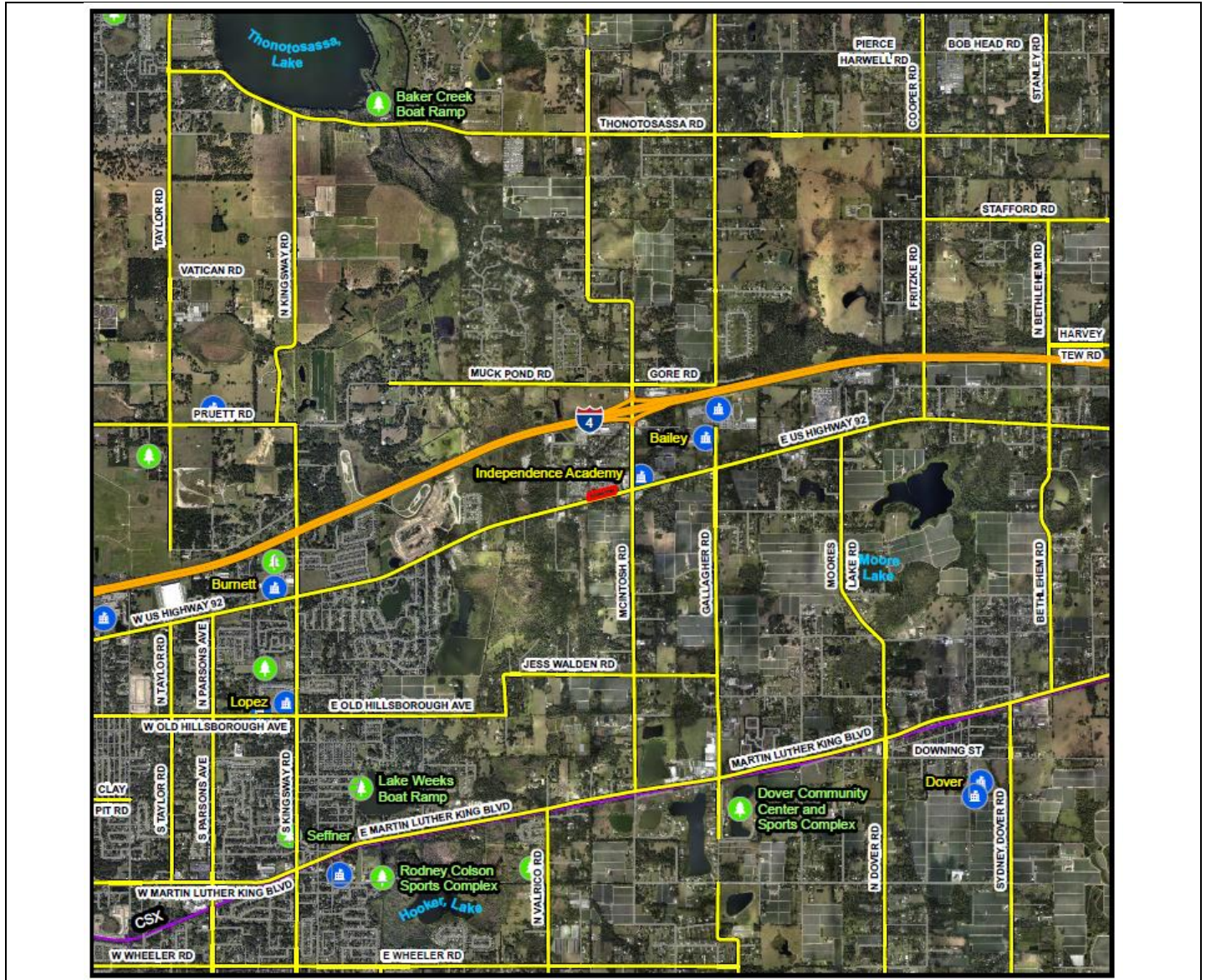
Additional Information:

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: INCONSISTENT	Development Services Recommendation: Not Supportable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



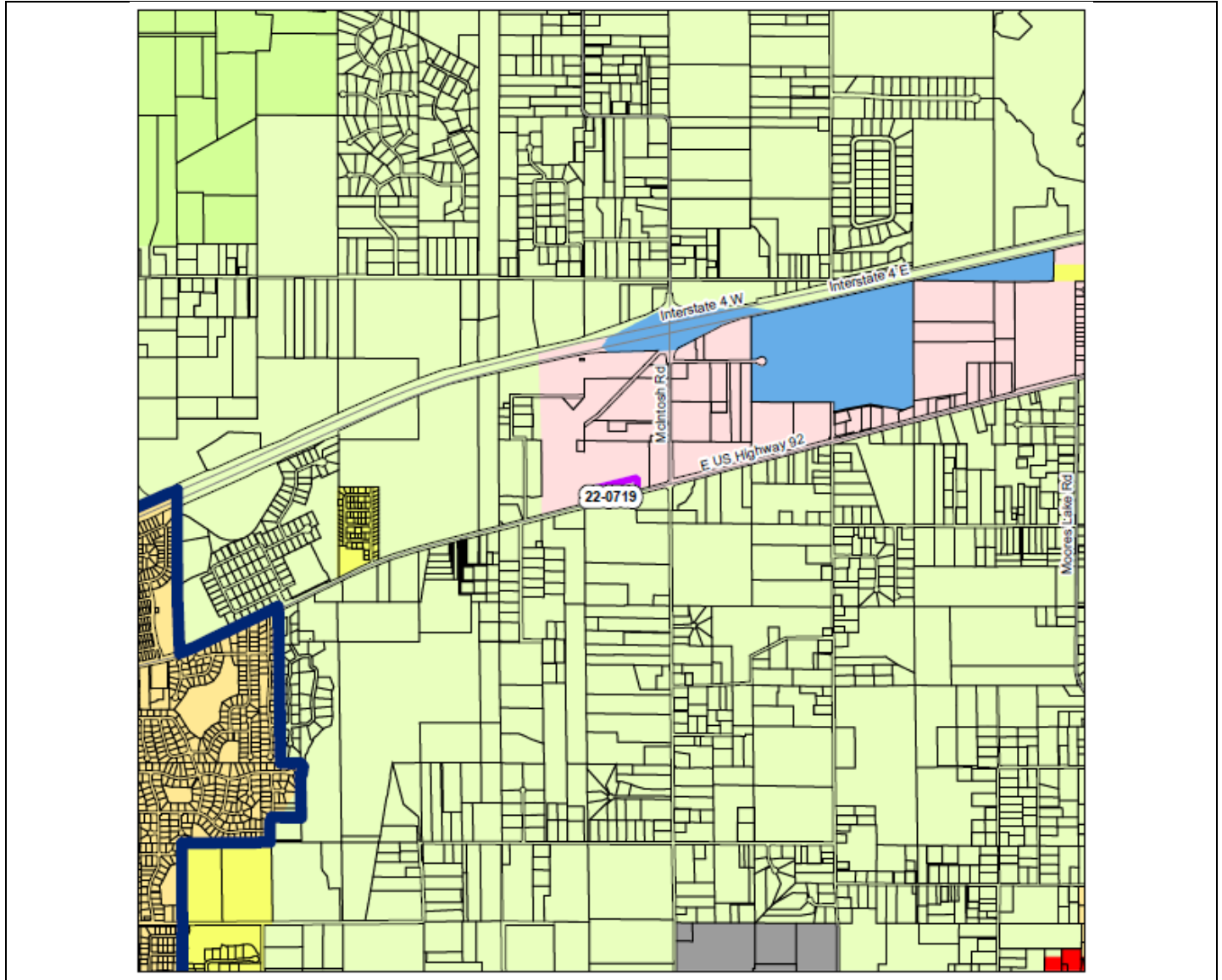
Context of Surrounding Area:

The subject property is located on the north side of East U.S. Highway 92, west of McIntosh Road. The subject property is located within the Rural Area and within the limits of the Seffner-Mango Community Plan.

Planned Development (PD) zoning exists to the north and east and is developed with an RV / mobile home park and Driscoll’s agricultural plant. On the south side of US Highway 92 are Agricultural Single Family-1 (AS-1) and Agricultural Rural (AR) zoned properties developed with agriculture and single family uses. Commercial General (CG) zoned properties are located to the west and southwest and are developed with a variety of uses, including a motel, single-family residential, mobile homes, and a warehouse use.

2.0 LAND USE MAP SET AND SUMMARY DATA

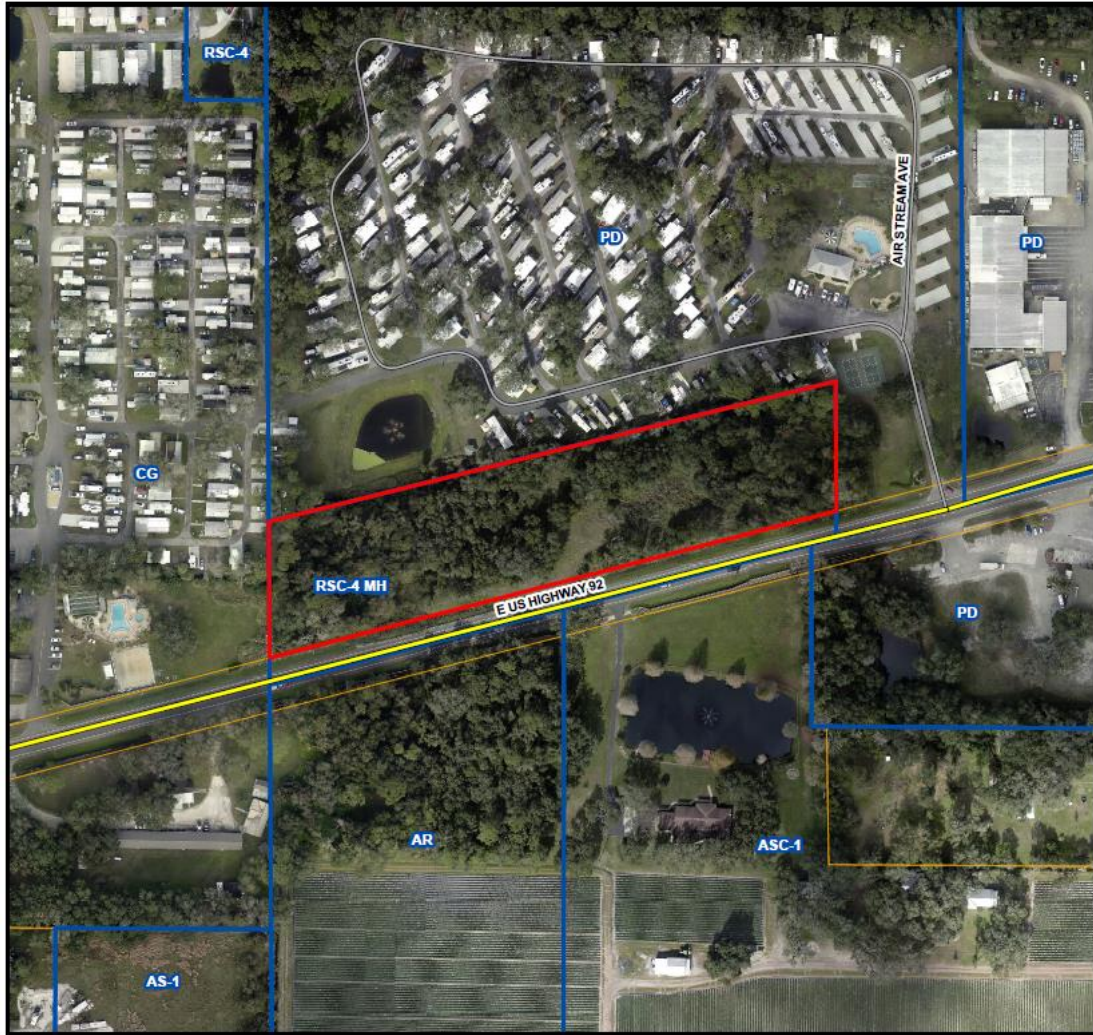
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6 (Suburban Mixed Use-6)
Maximum Density/F.A.R.:	6 dwelling per acre / 0.25 FAR: Suburban scale neighborhood commercial; 0.35 FAR: Office uses, research corporate park uses, multipurpose, and mixed use; 0.5 FAR: Light Industrial uses
Typical Uses:	Typical uses in the SMU-6 includes residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use

2.0 LAND USE MAP SET AND SUMMARY DATA

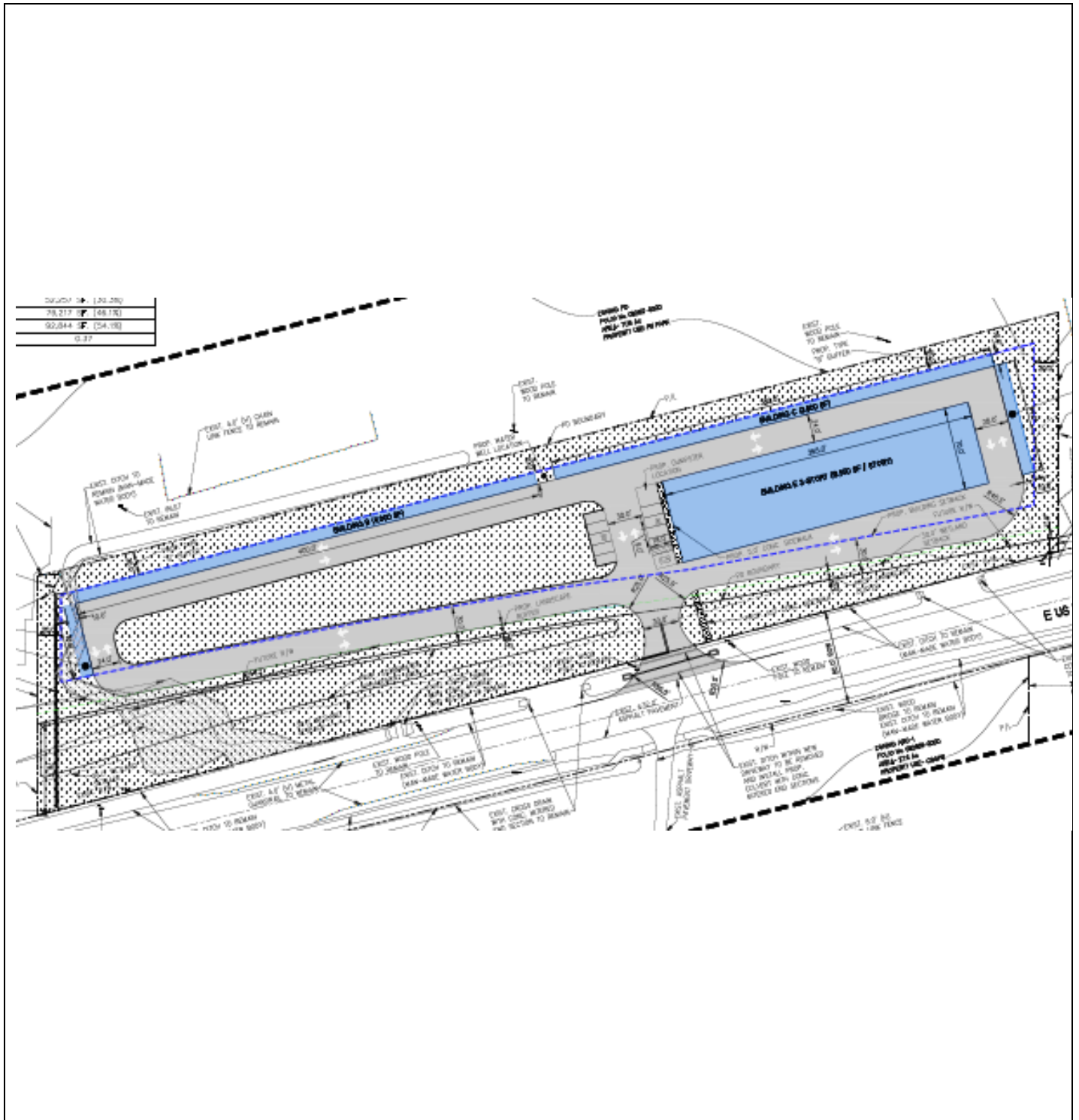
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 86-0056 / 93-0097	Max. 2 /ac. per 93-0097	RV / MH	RV / MH
South	PD 86-0149 and AR	AR / ASC-1	SF / Agricultural	SF / Agricultural
East	PD 86-0056 / 93-0097	Max. 2 /ac. per 93-0097	RV / MH	RV / MH
West	PD 86-0056 / 93-0097	Max. 2 /ac. per 93-0097	RV / MH	RV / MH

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



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
US Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	151	12	16
Proposed	90	7	10
Difference (+/-)	-61	-5	-6

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Potable Water Buffer Area</u> 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Comment Sheet Water & Wastewater
Hillsborough County School Board Adequate <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Self-Storage (Per 1,000 s.f.) Mobility: \$1,084 Fire: \$32 Rural Mobility, Northeast Fire - Self Storage, not specified size				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 3.94-acre unified development consisting of one folio. The request is for a rezoning from RSC-4 (Residential Single Family-4) to Planned Development (PD) to allow for the development of a mini-warehouse facility. The subject site is located on the north side of East U.S. Highway 92, west of McIntosh Road. The subject property is located within the Rural Area and within the limits of the Seffner-Mango Community Plan.

Planned Development (PD) zoning exists to the north and east and is developed with a RV / mobile home park. Further east is Driscoll's of Florida. On the south side of US Highway 92 are Agricultural Single Family-1 (AS-1) and Agricultural Rural (AR) zoned properties developed with agriculture and single family uses. Heading west are Commercial General (CG) zoned properties located to the west and southwest that are developed with a variety of uses, including a motel, single-family residential, mobile homes, and a warehouse use.

The site plan illustrates measures that mitigate the proposed mini-warehouse and the adjacent RV and mobile home planned development and adjacent abutting properties. The applicant proposes a 20-foot buffer with Type "B" screening along the north, east and west of the subject site. The applicant requests no Variations for Site Design. The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering).

The subject site is located outside of the Hillsborough County Urban Service Area. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application for service as additional analysis will be required to make the final determination.


There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. 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, contingent upon conditions.

Planning Commission staff finds that the request is located outside of the commercial node and within the Rural Area. Typically, the type of development that would be expected is less intense than the proposed mini warehouse use. Planning Commission finds that the proposed development does not meet Commercial Locational Criteria. Planning Commission also finds that the proposed rezoning is in direct conflict with the vision of the Seffner Mango Community Plan. Overall, the Planning Commission finds the proposed development inconsistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

Overall, the request is **NOT** supportable.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Jan 10 2023 07:49:09

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

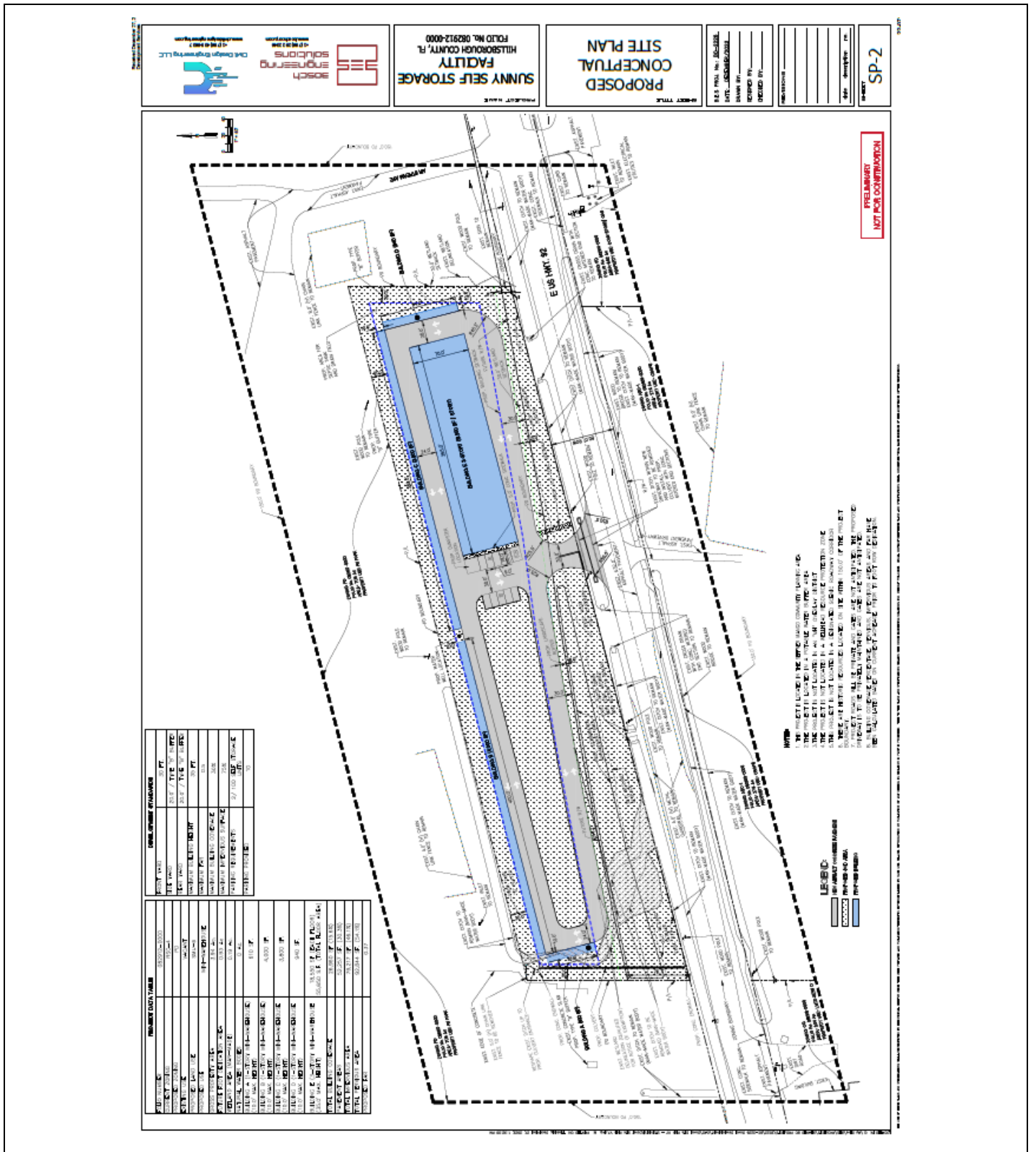
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/09/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/Central

PETITION NO: PD 22-0719

- 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.

CONDITIONS OF ZONING APPROVAL

- The project shall be permitted one (1) full access on US Highway 92, subject to FDOT approval.
- The developer shall dedicate right of way to FDOT along the project frontage, as proffered and delineated on the PD site plan, to satisfy the Hillsborough County Corridor Preservation requirements pursuant to LDC, Sec. 5.11.08, subject to FDOT approval.
- The developer shall construct minimum 5-foot-wide sidewalk along the project’s frontage.

OTHER:

- Prior to certification, the applicant shall add a site plan note stating that the developer proposes to dedicate the area delineated as Future R/W to FDOT to satisfy the Hillsborough County Corridor Preservation Plan consistent with LDC, Sec. 5.11.08.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 4.03 ac. parcel to Planned Development (PD) to allow for up to a maximum of 500-unit self-storage facility. The subject property is zoned Residential Suburban Conventional – 4 with Mobile Home Overlay (RSC-4/MH) and designated Suburban Mixed Use – 6 (SMU-6) future land use.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis consistent with the Development Review Procedures Manual (DRPM). 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, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4; 16 Single-Family Dwelling Unit (ITE LUC 210)	151	12	16

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 500-unit, Self Storage (ITE Code 151)	90	7	10

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-61	-5	-6

Note: Above table reports gross project trips.

The proposed PD zoning will result in a decrease in maximum potential trips generated from the subject property by 61 daily trips, 5 AM peak hour trips and 6 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on US Hwy 92. US Highway 92 is a 2-lane, undivided, rural, Florida Department of Transportation (FDOT) maintained Principal Arterial roadway with +/- 12-foot lanes and +/- 4-foot paved shoulders. The roadway lies within a +/- 80-foot-wide right-of-way. There are no sidewalks within in the vicinity of the proposed project.

Pursuant to the Hillsborough County Corridor Preservation Plan, Hillsborough Ave. is proposed to be improved to a 4-lane section. According to FDOT adopted PD&E study (WPI Segment No. 435749-1), the future right of way width will be 180 feet at buildout, as such the applicant shall is required to designate a certain portion of the project frontage as Right of Way Preservation or may proffer to dedicate the right-of-way at the time of site construction consistent with the Hillsborough County Land Development Code, Part 5.11.00. As shown in the proposed PD site plan, the applicant is proffering to dedicate frontage along US Hwy 92 ranging from +/-20 to +/-74 feet.

SITE ACCESS

The project is proposing one (1) full access connection on US Hwy 92, subject to FDOT approval.

The applicant submitted a site access analysis indicating that turn lane improvements are not warranted.

The applicant is required to construct a sidewalk along the project frontage.

ROADWAY LEVEL OF SERVICE

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US Hwy 92	Kingsway Rd.	McIntosh Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 92	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

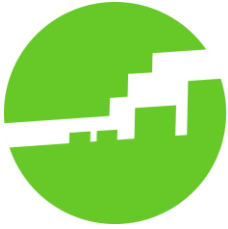
Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
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North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 17, 2023	Petition: PD 22-0719
Report Prepared: January 5, 2023	12722 E US Highway 92 <i>North side of US Highway 92, west of McIntosh Road</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6du/ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	Seffner-Mango
Requested Zoning:	Residential Single Family Conventional (RSC-4) to Planned Development (PD) to allow for a mini warehouse development
Parcel Size (Approx.):	3.94 +/- acres (171,626 square feet)
Street Functional Classification:	US Highway 92 – Principal Arterial McIntosh Road- Collector
Locational Criteria:	Does not meet; waiver requested
Evacuation Zone:	None



Context

- The 3.94 +/- acre site is located on the north side of US Highway 92 and west of McIntosh Road. The subject property is located within the Rural Area and within the limits of the Seffner-Mango Community Plan.
- The subject property's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses in this 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 subject property is surrounded by SMU-6 to the north, east and west. Further west and south of the property is designated as Residential-1 (RES-1).
- The subject property is zoned Residential Single Family Conventional-4 (RSC-4). Planned Development (PD) zoning exists to the north and east and is developed with a mobile home park and Driscoll's agricultural plant. On the south side of US Highway 92 are Agricultural Single Family-1 (AS-1) and Agricultural Rural (AR) zoned properties developed with agriculture and single family uses. Commercial General (CG) zoned properties are located to the west and southwest and are developed with a variety of uses, including a motel, single family residential, mobile homes, and a warehouse use. Southeast of the is zoned Planned Development (PD) and Commercial Neighborhood (CN) and are developed with convenience stores and gas stations.
- The applicant requests to rezone the subject site from Residential Single Family Conventional (RSC-4) to Planned Development (PD) to allow for a mini warehouse development.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this Planned Development request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

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.*

Rural Area

Objective 4: The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area

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.*

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.*

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.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component

1.4 RURAL PATTERN CHARACTERISTICS

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows:

Rural Development Pattern

- *Predominance of agricultural use and agriculture related industry*
- *Predominance of undeveloped natural areas*
- *Very dispersed general pattern*
- *Widely scattered small-scale convenience -oriented retail*
- *Little employment available outside of agriculture/mining*
- *Large scale land-intensive public uses tend to locate in rural settings*
- *Residential uses are often on lots five (5) acres or larger*

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 (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

3. Goal: *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*

- *Restrict retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts.*
- *Discourage further strip retail development along those portions of US 92 and Martin Luther King Boulevard that are in the Rural Service Area.*
- *Support in-fill development and redevelopment within the Urban Service Area*
- *Support office and light industrial uses along US 92 and Martin Luther King Boulevard between I-75 and CR 579 (Mango Road).*

Staff Analysis of Goals, Objectives, and Policies:

The 3.94 +/- acre site is located on the north side of US Highway 92 and west of McIntosh Road. The subject property is located within the Rural Area and within the limits of the Seffner-Mango Community Plan. The applicant requests to rezone the subject site from Residential Single Family Conventional (RSC-4) to Planned Development (PD) to allow for a mini warehouse development.

The proposal does not meet the intent of the Neighborhood Protection policies outlined under Future Land Use Element (FLUE) Objective 16 and FLUE Policies 16.1, 16.2, 16.3. Policy 16.1, which require development in residential areas be limited to neighborhood scale. Additionally, the proposed development does not fit within the description of the Rural Development Pattern outlined in Policy 1.4 of the Community Design Component. The request would facilitate further encroachment into an area where mobile homes and RVs are present to the north, east and west, and single family zoning districts are located to the south. This is inconsistent with policy direction of FLUE Policy 16.2, which requires gradual transitions of intensities between different land uses to be provided for as new development is proposed and approved. Though the applicant is providing buffering, the intensity of the proposed use is out of character with the residential nature of the uses that surround the site to the north and south. The proposal includes four (4) single story buildings around the perimeter of the site on the north, east and west boundaries, and one (1) three story building with a maximum height of 35' towards the center of the site at the eastern end.

The site is located in a residential zoning district and designated as SMU-6 on the Future Land Use Map. Since it is located outside of the commercial node and within the Rural Area, typically the type of development that would be expected is less intense than the proposed mini warehouse use. For example, residential, office, or a mix thereof would be typical in this Future Land Use category in the Rural Area that does not meet Commercial

Locational Criteria. The proposal is inconsistent with FLUE Policy 22.5, which states that there should be a transition of less intensity in uses away from the intersection.

The site does not meet Commercial Locational Criteria per FLUE Objective 22 and its accompanying policies. Per policy direction under Objective 22, 75% of the site's frontage is not within the required distance of 900 feet from the closest qualifying intersection of US Highway 92 and McIntosh Road. The applicant did submit a request to waive the Commercial Locational Criteria, stating that 56% of the site's frontage is within the required distance of the closest qualifying intersection. It is the applicant's opinion that the RV Resort Park that surrounds the site is more commercial in nature than it is residential. It also states that the requested use is compatible with the existing motel, warehouse, and commercially zoned land in the area.

Although there are several uses nearby that are commercial in nature, they are either agriculturally related or in preexisting commercial zoning districts. The existing commercial zoning districts tend to be west of the subject site, closer to the Urban Service Area boundary. The proposed use encroaches into the residential uses along the northern boundary, and Planning Commission staff does not support a waiver based on compatibility and very specific language in the Seffner-Mango Community Plan described below. Planning Commission staff have not been able to identify a special or unique circumstance supporting why a commercial use of this nature should locate on this site and how the request is consistent with Comprehensive Plan policy direction.

Furthermore, the proposed rezoning is in direct conflict with the vision of the Seffner Mango Community Plan. The Plan for this community restricts retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts, as well as discourages further strip retail development along those portions of US 92 and Martin Luther King Boulevard that are in the Rural Area. In addition, the Community Plan specifies where in-fill development and office and light industrial uses are envisioned, which is in the Urban Service Area between I-75 and CR 579. The subject site does not fit the intent of this vision.

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

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0719

Rezonings
STATUS

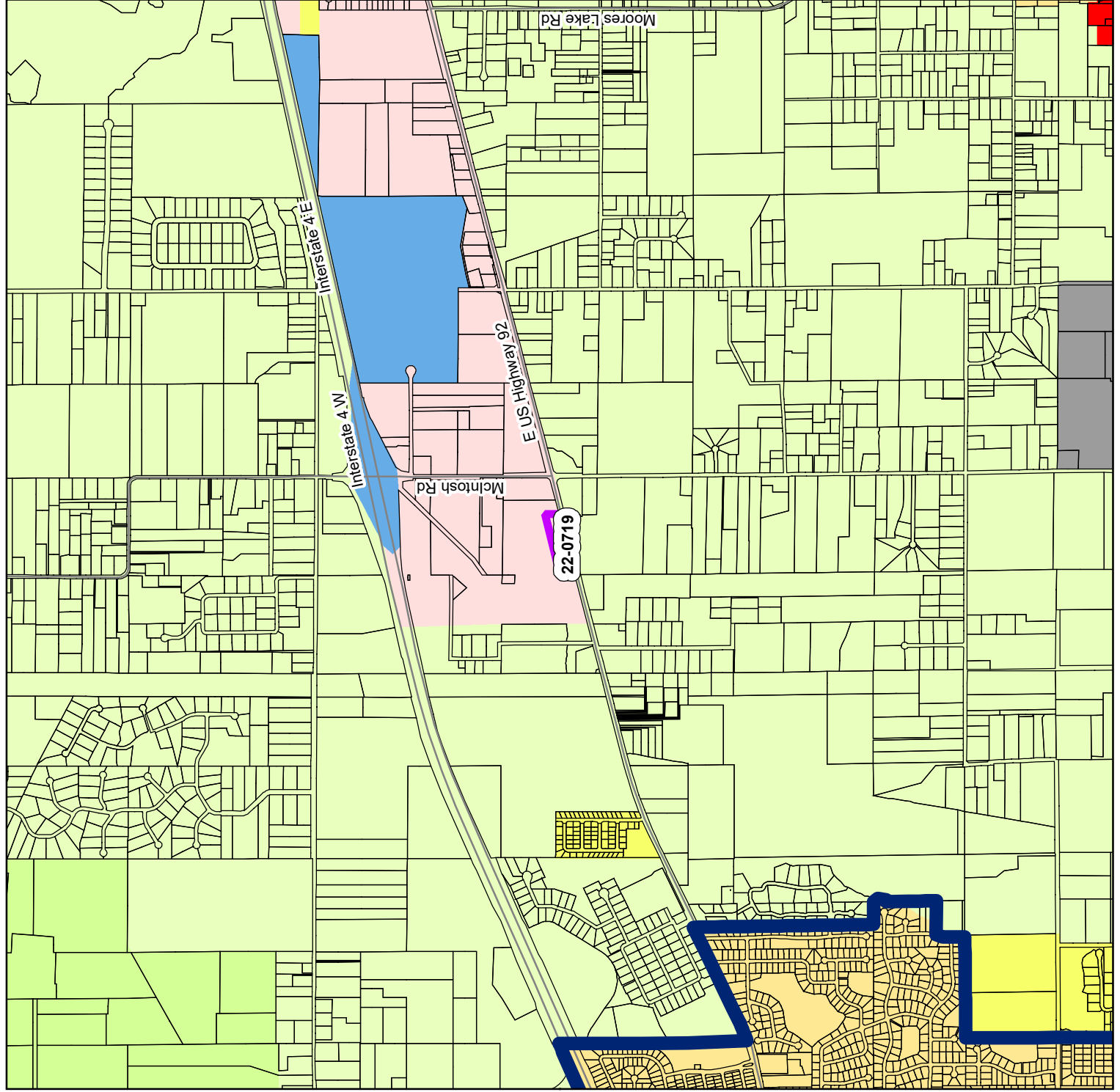
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/9/2022
 Author: Beverly F. Daniels
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