

Rezoning Application: PD 24-0780
Zoning Hearing Master Date: November 12, 2024
BOCC Land Use Meeting Date: January 7, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: 6408 Columbus, LLC
FLU Category: OC-20 and RES-12
Service Area: Urban
Site Acreage: 1.73 AC
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

The existing zoning is CI (Commercial, Intensive) and RDC-12 (Residential Duplex, Conventional) which permits single family residential and Two-Family Residential uses. The proposed zoning for Planned Development (site plan controlled district) to allow a warehouse development pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing		Proposed
District(s)	CI	RDC-12	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services	Single-Family and Two-Family Residential (Conventional)	Warehouse uses
Acreage	0.67 AC	1.08 AC	1.73 AC
Density/Intensity	0.3 FAR	12 DU/AC	0.13 FAR
Mathematical Maximum*	8,755.5 SF GFA	12 DU	10,000 SF GFA

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CI	RDC-12	PD
Lot Size / Lot Width	20,000 sf / 100'	3,500 sf / 40'	1 acre/
Setbacks/Buffering and Screening	30' Front Rear: 20' Buffer, type "B" Screening. Sides: buffer/screening not required.	20' Front 5' Side 20' Rear	North, east, adjacent to residential: 20' Buffer, type "B" Screening with a 6 feet height fence. West, adjacent to commercial : 10' Buffer, type "A" Screening with a 6 feet height fence.
Height	50'	35'	25' feet

Additional Information:

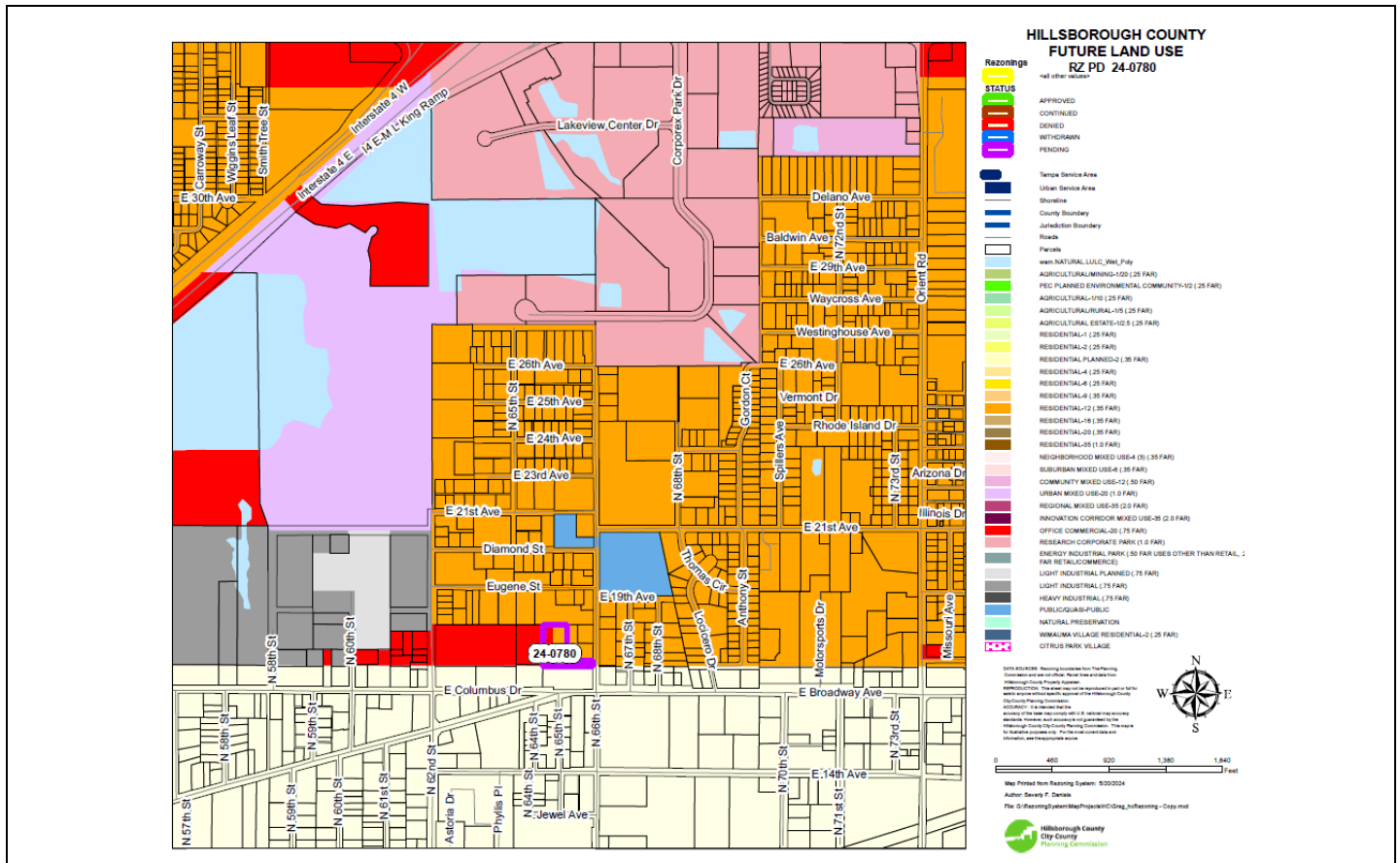
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

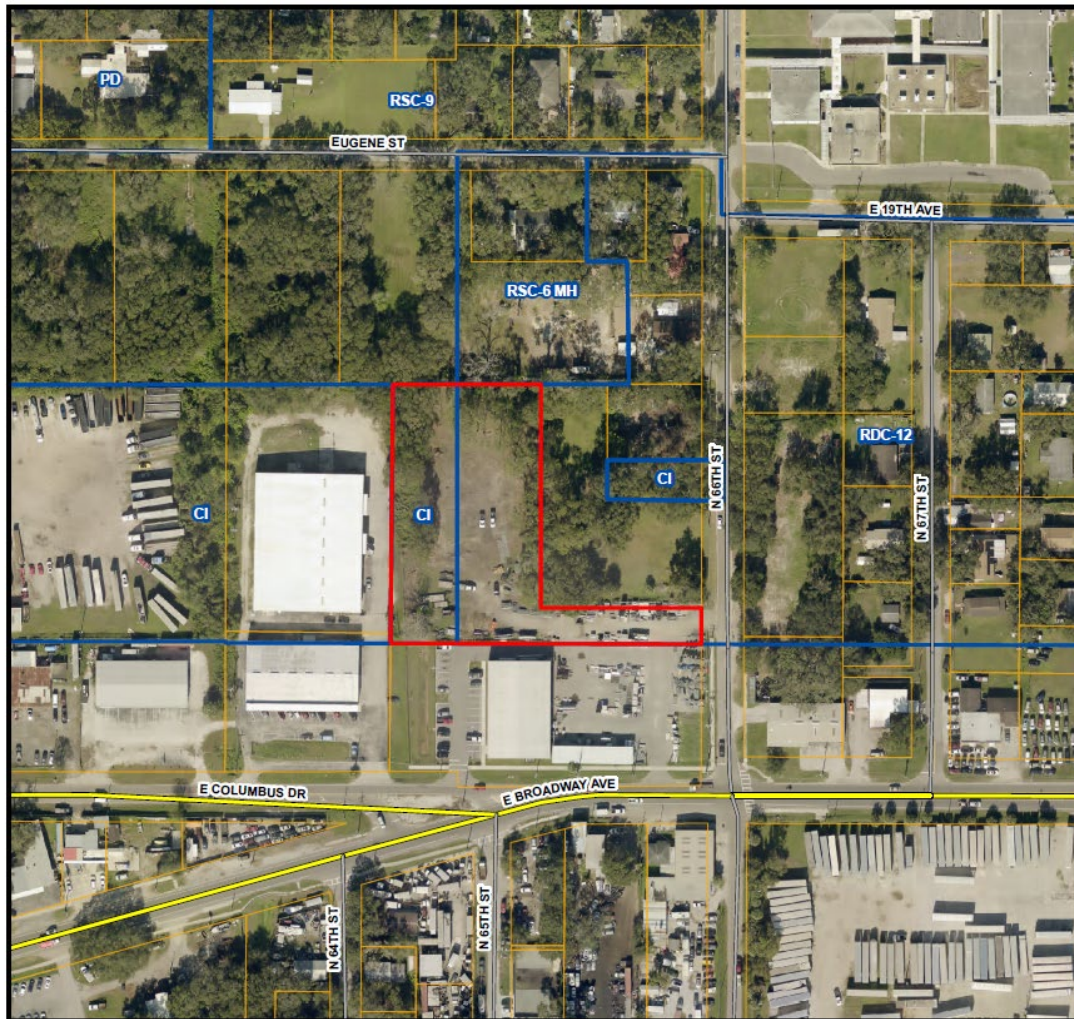
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20 (OC-20). Residential-12 (RES-12).
Maximum Density/F.A.R.:	OC-20: General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail. RES-12: 175,000 sq. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail.
Typical Uses:	OC-20: Community commercial type uses, office uses, mixed use developments, and compatible residential uses. RES-12: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

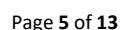
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9, RSC-6 (MH)	9 DU/AC, 6 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Vacant
South	City of Tampa	-	-	Commercial
East	RDC-12	12 DU/AC	Single-Family and Two-Family Residential (Conventional)	Vacant
West	CI	0.30 FAR	Single-Family and Two-Family Residential (Conventional)	Light Industrial

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



APPLICATION NUMBER:	PD 24-0780
ZHM HEARING DATE:	November 12, 2024
BOCC LUM MEETING DATE:	January 7, 2025
Case Reviewer: Tania C. Chapela	

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N 66 th St.	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,560	268	276
Proposed	54	25	28
Difference (+/-)	-3,506	-234	-248

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	Vehicular & Pedestrian	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	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: <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 type="checkbox"/> Other <u>Airport Height Restriction</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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	
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees No additional trips, accessory use to primary facility. No additional impact fees estimated.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does not meet Commercial Locational Criteria, CLC waiver request submitted

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CI (Commercial Intensive) allowed uses. The proposed project reduced the number of potential uses currently allowed in the subject property. The structure layout helps maintain the character of existing development. The proposed 30-foot building setbacks to residential property to the east, the location of the retention pond, along with 20 feet wide type “B” screening with a 6-foot height fence reduce the potential impacts of the proposed warehouse uses. Meanwhile, the proposed 25-foot building height is under the maximum permitted in CI and RDC-12.

Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 4, 2024.

Requirements for Certification:

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to add a note on the site plan that states: "Sidewalks to be provided per LDC".

1. The project shall be limited to 10,000 square feet Warehouse uses.
2. Project development standards for the project shall be as following:

Gross floor area:	10,000 square feet
Floor Area Ratio:	0.13 FAR
Minimum building setbacks	30 feet
Maximum building height:	25 feet
Maximum Building Coverage:	10,000 Square feet
Maximum Impervious Coverage:	70%

3. Buffering and screening shall be as follows:

Adjacent to residential lots, a 20 feet wide, type "B" Screening shall be required. To the west, adjacent to commercial lots, a 10 feet wide buffer, type A screening shall be required. No buffer or screening shall be required to the southern property.

4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
5. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

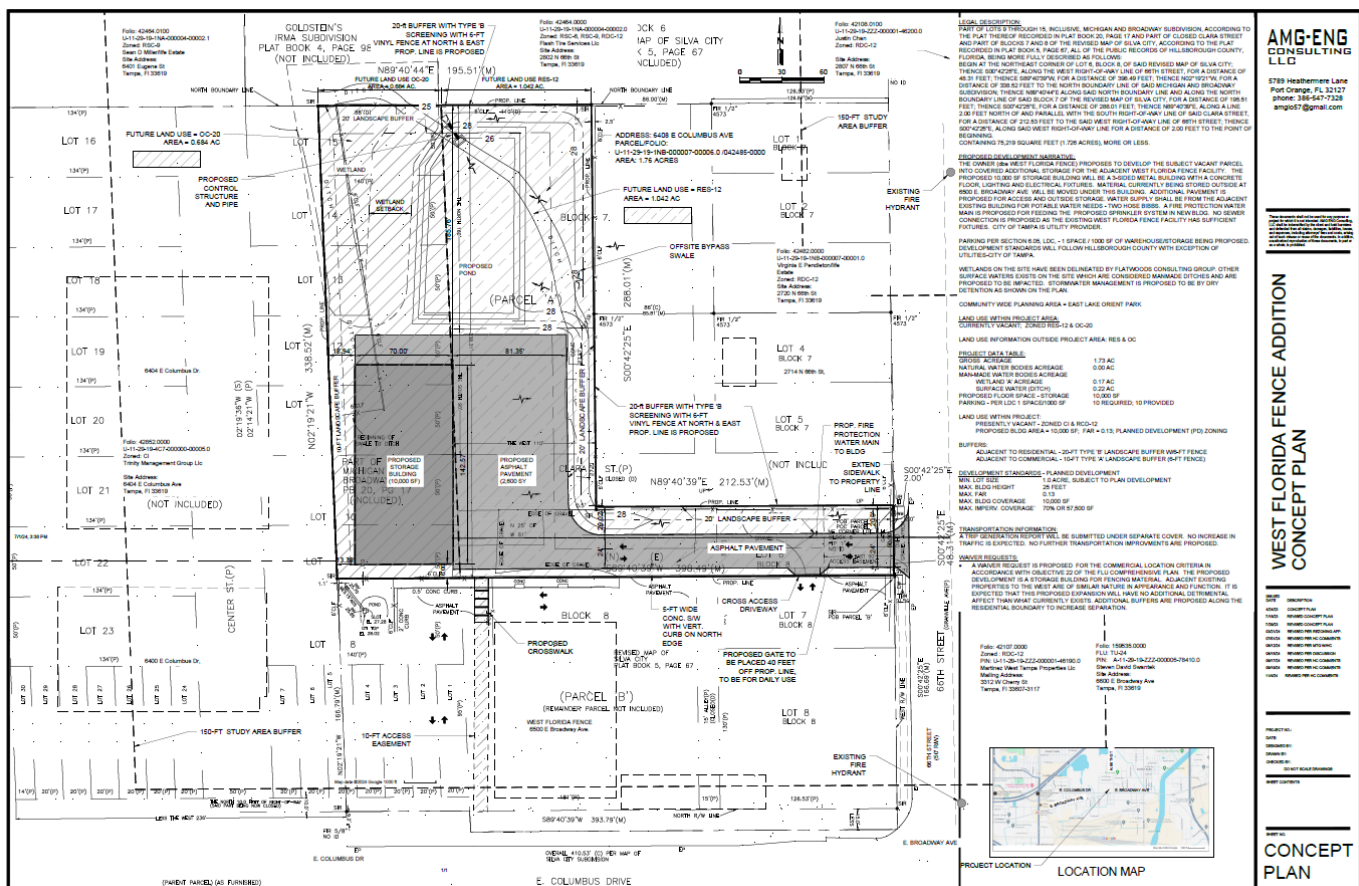
8. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
9. The project shall be served by one (1) full-access connection to N 66th Street.
10. Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
12. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

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: 11/4/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/Northeast

PETITION NO: PD RZ 24-0780

- ☐ 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 APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to N 66th Street.
- Notwithstanding what is shown on the site plan, parking shall comply with ADA parking and access requirements.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be provided per LDC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.875-acre site from Commercial Intensive (CI) and Residential-Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The applicant seeks entitlements for a 10,000-sf warehouse. The site is located on the west side of N 66th Street, +/- 180 feet north of the intersection of E Broadway Ave and N 66th Street. The Future Land Use designation of the site is Office Commercial – 12 (OC-12) and Residential – 12 (R-12).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE LUC 934)	2,338	223	165
CI 10,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE LUC 881)	1,124	37	102
RDC-12, 8 single-family dwelling units (ITE LUC 210)	98	8	9
Total	3,560	268	276

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10,000 sf Warehouse (ITE LUC 150)	54	25	28

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-3,506	-243	-248

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N 66th Street. N 66th Street is a 2-lane, undivided, Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on N 66th Street. Cross access is proposed to the south.

SUBSTANDARD ROADWAY

Per the submitted request, 66th Street is a standard roadway; as such, no substandard improvements are required as part of this rezoning.

ROADWAY LEVEL OF SERVICE

66th Street is not a regulated road and, as such, was not included in the 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
N 66 th St	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input 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	3,560	268	276
Proposed	54	25	28
Difference (+/-)	-3,506	-234	-248

*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		Choose an item.	None	Meets LDC
South		Choose an item.	Vehicular & Pedestrian	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 12, 2024 Report Prepared: October 31, 2024	Case Number: MM 24-0780 Folio(s): 43485.0000 General Location: East side of 66 th Street North, south of Eugene Street and north of East Columbus Drive and East Broadway Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commerical-20 (20 du/ga; 0.75 FAR) and Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Commercial Intensive (CI) and Residential Duplex Conventional-12 (RDC-12) to Planned Development (PD) to construct a 10,000 sq. ft. steel warehouse building
Parcel Size	+/- 1.73 acres
Street Functional Classification	66 th Street North – Local East Columbus Drive – County Collector East Broadway Avenue – County Collector
Commercial Locational Criteria	Does not meet, CLC waiver request submitted

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12 and Office Commerical-20	CI and RDC-12	Heavy Industrial
North	Residential-12	RSC-9 and RSC-6	Single-Family Residential
South	Transitional Use-24	CI	Light Industrial
East	Residential-12	RDC-12	Vacant
West	Office Commerical-20	CI	Light Industrial

Staff Analysis of Goals, Objectives and Policies:

The +/- 1.73-acre subject site is located directly east of 66th Street North, south of Eugene Street and north of East Broadway Avenue and East Columbus Drive. The subject site is within the Urban Service Area (USA) and is located within the limits of the East Lake Orient Park Community Plan. The applicant is requesting to rezone the site from Commercial Intensive and Residential Duplex Conventional-12 to Planned Development (PD) to allow for the construction of a 10,000 sq. ft. steel warehouse building for a commercial fencing company. The subject site has an existing land use of Heavy Industrial. The site is zoned as Commercial Intensive (CI) and Residential-Duplex Conventional 12 (RDC-12). It is bordered by the City of Tampa boundary to the south. The subject site has a Future Land Use (FLU) category of both Residential-12 (RES-12) and Office Commercial-20 (OC-20).

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed use is consistent with the development pattern of the area. There are commercial and industrial uses present along East Columbus Drive and East Broadway Avenue. To the east, west, and south of the subject site there are light and heavy industrial uses, and vacant uses. There

are light and heavy commercial uses across East Columbus Drive and East Broadway Avenue as well. Therefore, the proposed use is consistent with Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. The applicant requests a maximum of 10,000 square feet. For the 1.726-acre site, the proposed building storage building is on the OC-20 side of the parcel. The OC-20 FLU Category also allows for a maximum consideration of a 0.75 FAR. The OC-20 portion of the parcel has an estimated acreage of 0.34 which allows for a FAR maximum consideration of up to 11,107 square feet. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within both the OC-20 and RES-12 Future Land Use categories. The OC-20 Future Land Use category allow for the following uses: “community commercial type uses, office uses, mixed use developments, and compatible residential uses”. The OC-20 FLU category allows for a general 0.75 FAR up to a maximum of 600,000 square feet, and all development which exceeds .35 FAR must be for office or residential support uses. The RES-12 FLU category allows for the following uses: “residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development”. Within the RES-12 FLU category urban scale neighborhood commercial, office, multi-purpose or mixed-use projects are limited to 175,000 sq. ft. or .50 FAR whichever is less intense. All non-residential development that exceeds .35 FAR must be for office or residential support uses, not retail. Therefore, the request planned development is consistent with development permitted in both OC-20 and RES-12 FLU categories and meets Objective 8 and its policies.

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

Objective 16 of the Unincorporated Hillsborough County Comprehensive Plan states that “there is a need to protect existing, neighborhoods and communities and those that will emerge in the future”. Policy 16.1 requires buffer areas and screening devices between unlike land uses. Policy 16.2 requires “gradual transitions of intensities between different land uses”, and the applicant has made it clear how the proposed planned development will address Planning Commission staff’s concerns regarding existing single-family residential uses to the north and east. The site plan was submitted into Optix on September 20, 2024. The site-plan indicates a 10-ft landscape buffer to the west, wetland setbacks 20-foot landscape buffers, and a proposed pond as a means to mitigate any adverse impacts. Policy 16.3 states that development and redevelopment shall be integrated with adjacent land uses through the “mitigation of adverse impacts”, and staff’s concerns have been addressed by the applicant throughout the application process. Policy 17.7 also requires that new development mitigate the adverse “noise, visual, odor and vibration impacts created by that development”. Therefore, the proposed use meets and is consistent with Objective 16 and its policies as well as Policy 17.7 of the Unincorporated Hillsborough County Comprehensive Plan.

Objective 22 of the Unincorporated Hillsborough County Comprehensive Plan states that locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas. The subject site does not meet Commercial Locational Criteria outlined in Policy 22.2 of the Unincorporated Hillsborough County Comprehensive Plan. The site is not within the vicinity of a qualifying intersection within Unincorporated County; however, it is approximately 240 linear feet from the intersection of East Broadway Avenue within the City of Tampa, a collector roadway. Therefore, per Policy 22.8 the applicant is required to submit a Commercial Locational

Criteria (CLC) waiver request. The applicant addressed Planning Commission staff's concerns and submitted a waiver request into Optix on August 23, 2024. The applicant states that the proposed development is a "storage building for the already existing fencing material facility" and will "add minimal impact to the adjacent residentially zoned properties to the east". The applicant has also stated that the proposed POD will have no additional "detrimental effects that what currently exists" and will provide Type "B" buffers along the property. Planning Commission staff conclude that there is unique circumstance to grant a CLC waiver due to the existing character of the surrounding area that is compatible and complementary with the proposed project, as well as the fact that the commercial building is proposed to be located within the OC-20 portion of the site.

The subject site meets the intent of the East Lake-Orient Park Community Plan. The plan desires to provide opportunities for business growth while establishing design guidelines and protection of adjacent residential uses. The proposed use is consistent with the development pattern of the surrounding area. Thus, it is aligned with the goals outlined in the Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-12 and OC-20 FLU categories, is compatible with the existing development pattern found within the surrounding area and does support the vision of the East Lake Orient Park Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed planned development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

Community Design Component (CDC)

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 9-1.2: Avoid “strip development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK COMMUNITY PLAN

Goals

Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

- **Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.**

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 24-0780

<all other values>

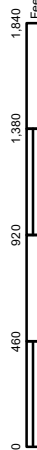
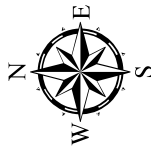
Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

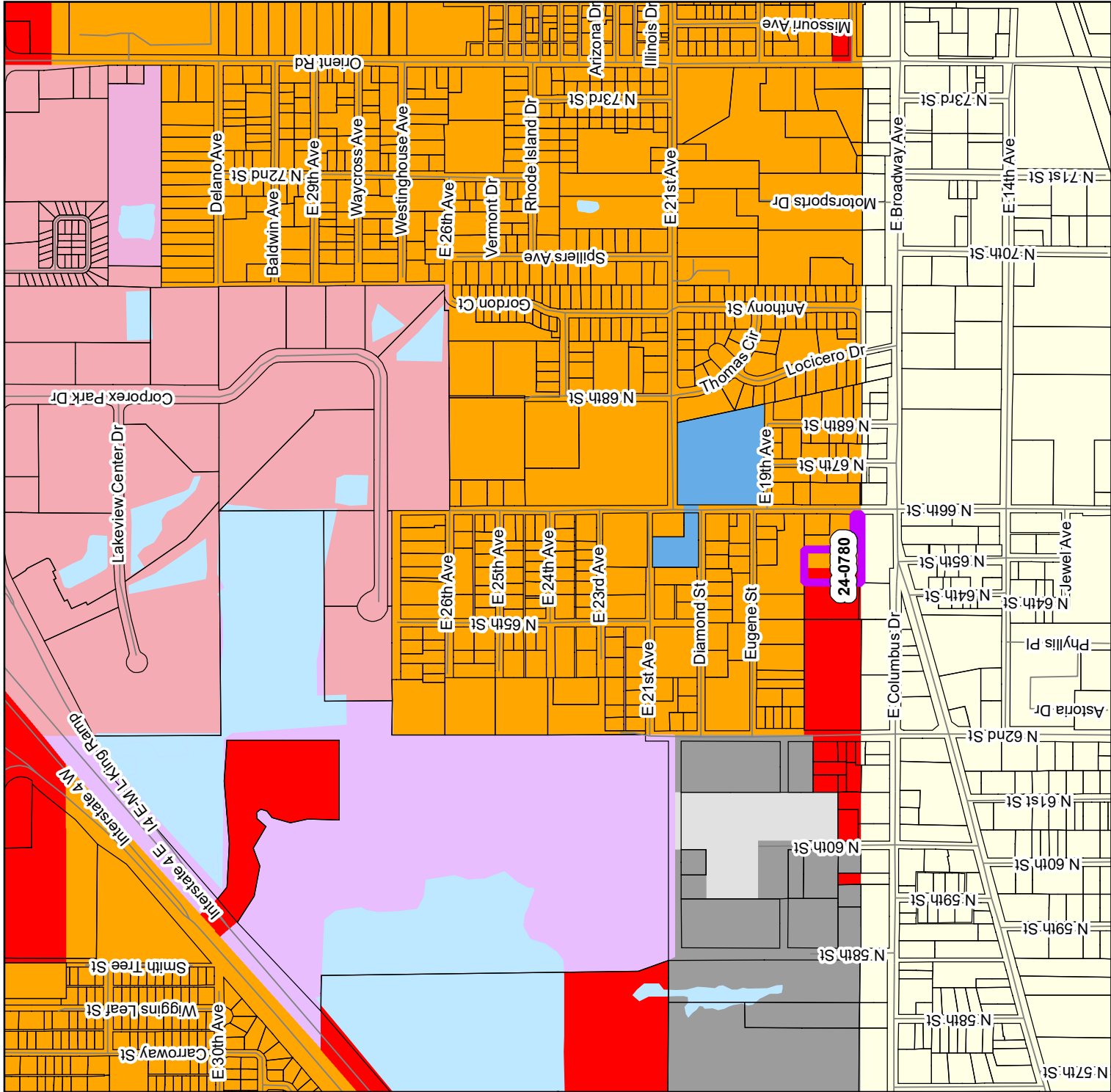
- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR)
- FAR RETAIL/COMMERCE
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/20/2024

Author: Beverly F. Daniels

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