

Rezoning Application: 22-1303 (REMAND)

Zoning Hearing Master Date: February 20, 2023

BOCC Land Use Meeting Date: April 11, 2023

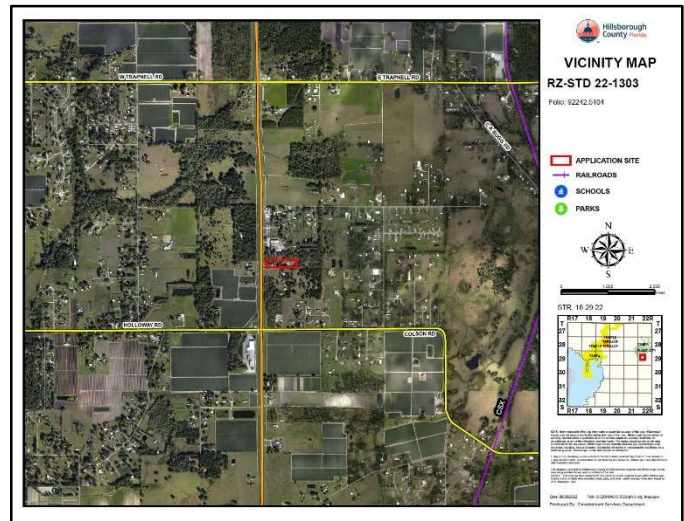


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: David Mullen
 FLU Category: Residential -1 (Res-1)
 Service Area: Rural
 Site Acreage: 2.51 +/-
 Community Plan Area: East Rural
 Overlay: None
 Request: Rezone from **Agricultural Single Family-1 (AS-1)** to **Commercial General- Restricted (CG-R)**.



Request Summary:

The request is to rezone from the existing from Agricultural Single Family -1 (AS-1) to Commercial General - Restricted (CG-R) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet. The application was remanded at the January BOCC Land Use Meeting to further address an objection raised by Transportation Review Staff. The applicant has offered a restriction limiting the parcel to one access to be built in accordance with Hillsborough County standards.

Zoning:

Uses	Current AS-1 Zoning	Proposed CG Zoning
	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services
Acreage	2.51+/- Acres (ac)	2.51+/- ac/ 109,335.6 square feet (sf)
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Mathematical Maximum*	1 Dwelling Unit (du)	29,520.61 sf
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.		

Development Standards:

	Current AS-1 Zoning	Proposed CG Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (West) 20' Type B Buffer - Rear (East) 20' Type B Buffer - Side (Southeast boundary)
Height	50'	50'

Additional Information:

PD Variations N/A

Waiver(s) to the Land Development Code None

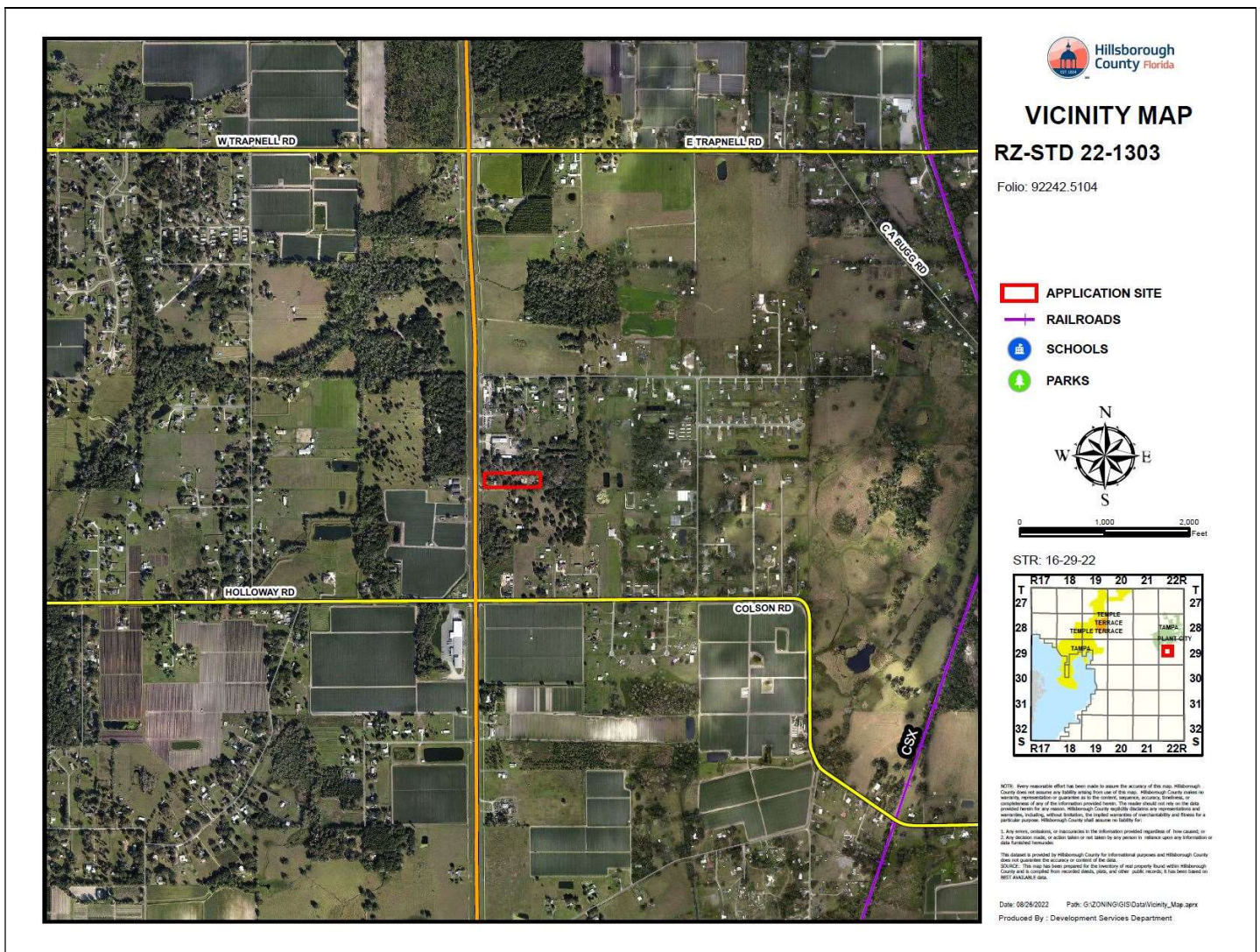
Additional Information:

Planning Commission Recommendation Inconsistent

Development Services Department Recommendation Approvable, with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses. The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single-Family (to the north).

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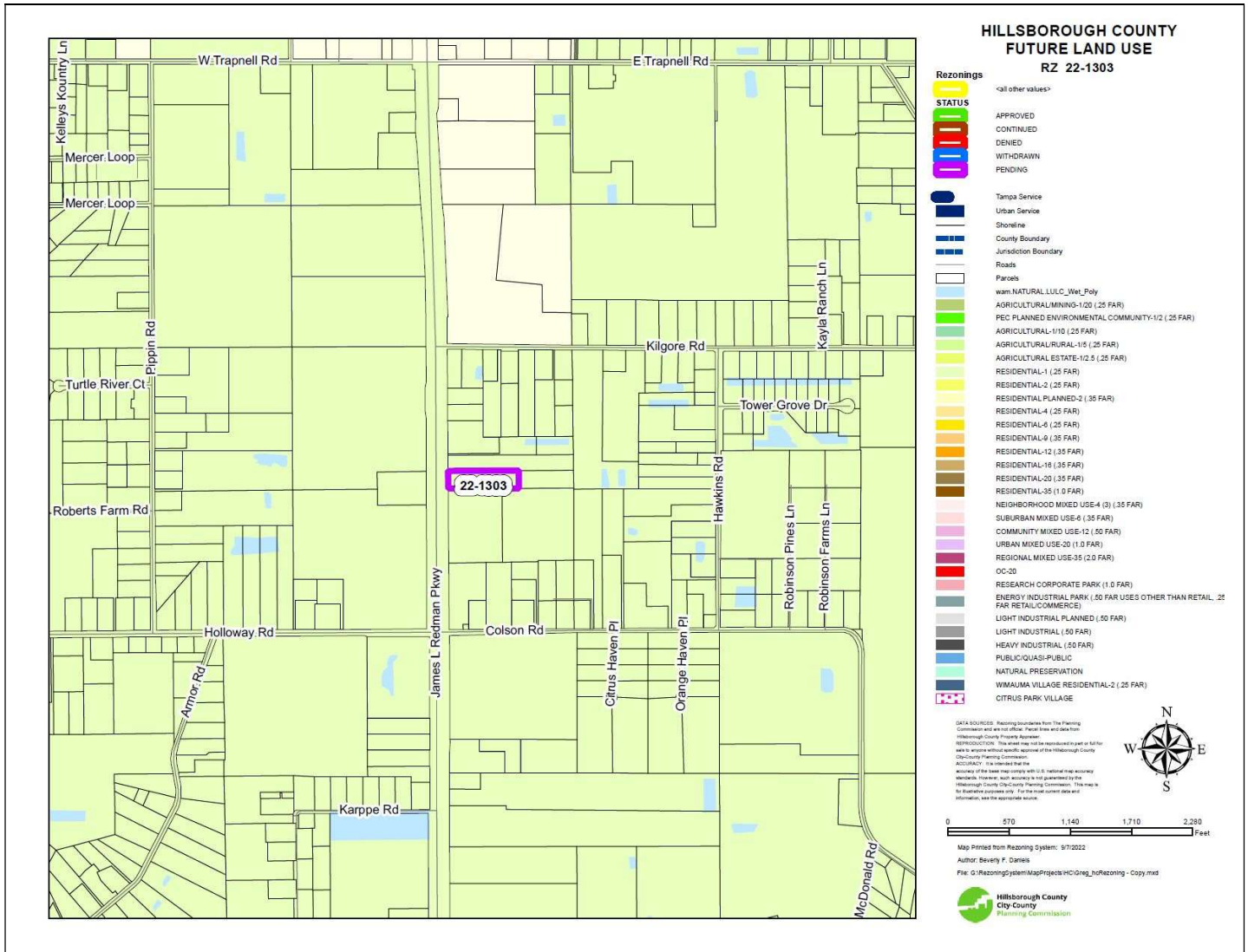


Hillsborough County Florida

Development Services Department

2.0 LAND USE MAP SET AND SUMMARY DATA

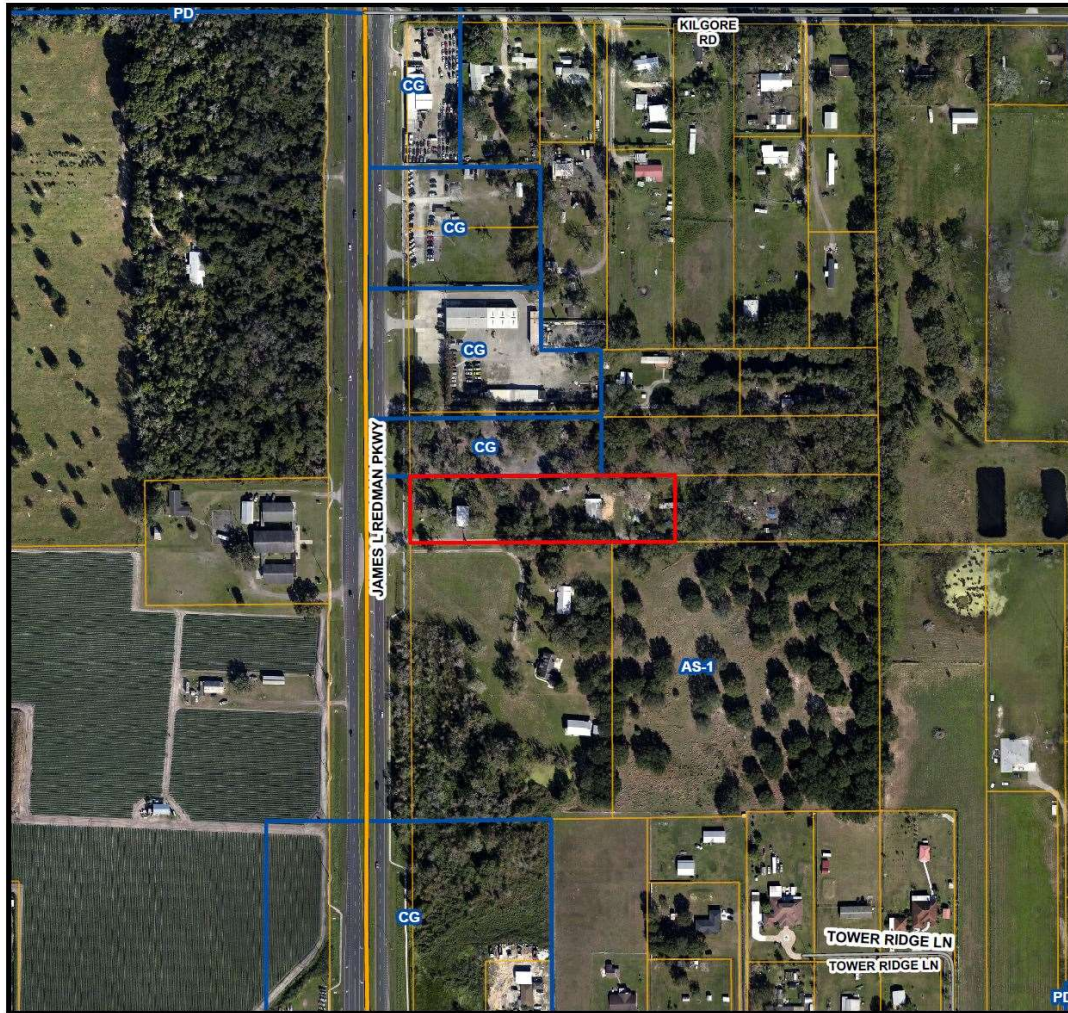
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



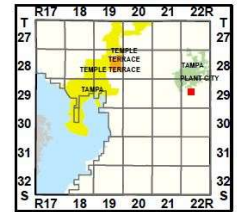
ZONING MAP
RZ-STD 22-1303
 Folio: 92242.5104

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS
- SDEINT.DBO.ROADS



0 250 500 Feet

STR: 16-29-22



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1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused;
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data contained herein.

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Date: 08/26/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By : Development Services Department

Adjacent Zonings and Uses

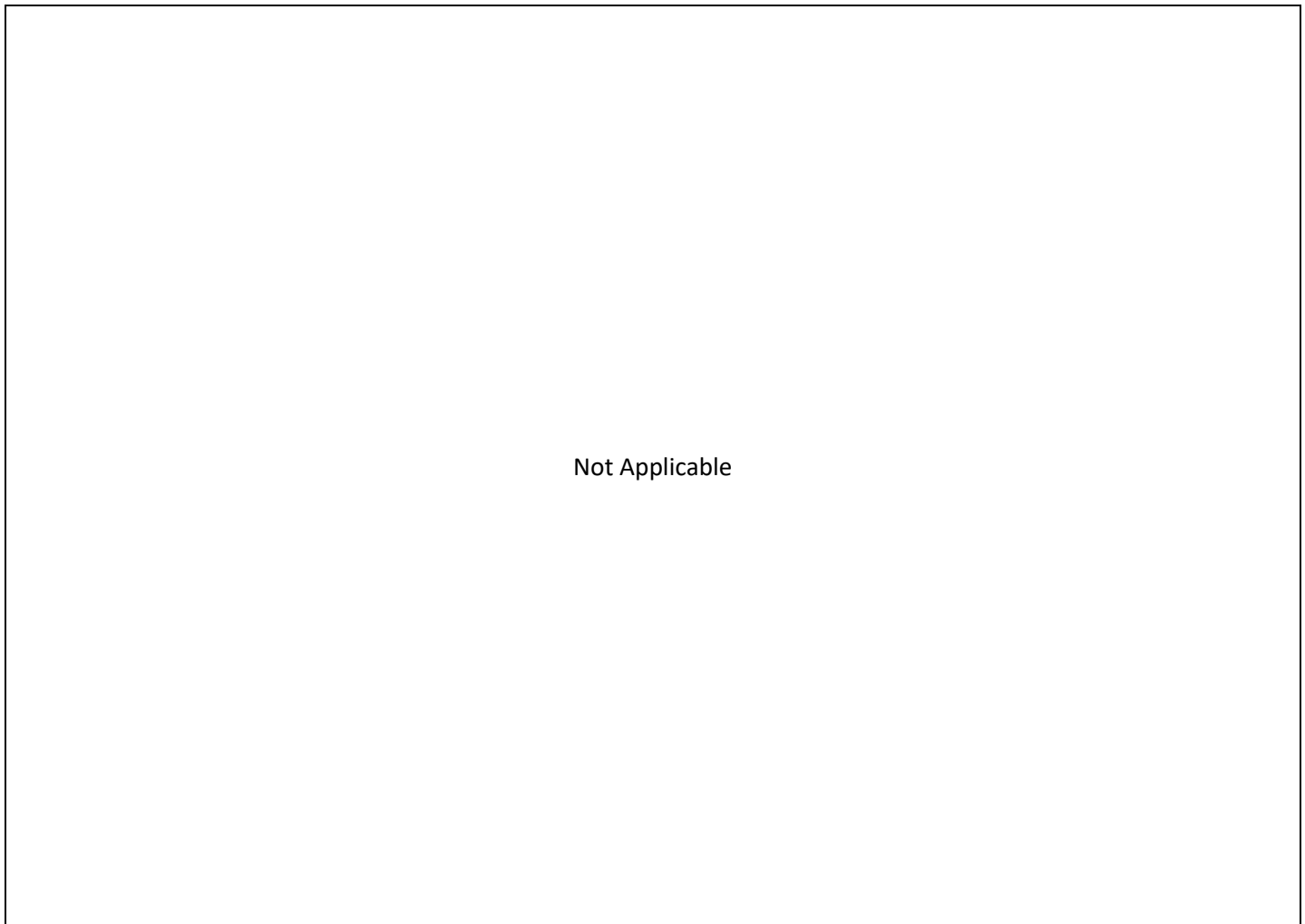
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	Commercial, Office and Personal Services	Vacant
	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential
South	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential Home
West	AS-1	1 du/1 ac	Single-family conventional and mobile home/ Agricultural and related uses.	Single Family Residential Home

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)



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
James L Redman Parkway	FDOT Principal Arterial - Urban	4 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	19	1	2
Proposed	6,738	284	244
Difference (+/-)	+6,719	+283	+242

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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 <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 checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See Staff Report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report
Utilities 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 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 type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comment
Impact/Mobility Fees N/A			
Comprehensive Plan:	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"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixed and commercial uses and rural-agricultural. The subject site is surrounded by properties with a Res -1 category which permits commercial, office and multi-purpose uses.

The site is adjacent to commercial, agricultural, and residential type use properties. The adjacent properties are zoned (AS-1) Agricultural Single-Family - 1 (to the west, south and east), (CG) Commercial General and (AS-1) Agricultural Single-Family (to the north).

Staff finds the request consistent and compatible with the existing and emerging zoning and development pattern along this portion of James L. Redman Parkway. The majority (approximately 66 percent) of the property frontage along the east side of James L. Redman Parkway to the north and south of the subject parcel between the block formed by Kilgore Road (to the north) and Holloway/Colson Road (to the south) is zoned CG. Only the subject parcel and the adjacent parcel to the south are not zoned CG. The parcel to the immediate north was rezoned in 2010 (RZ 10-0780) and was found approvable by staff. The proposed CG zoning district is similarly situated and is, therefore, a continuation of the existing commercial development pattern along this portion of James L Redman Parkway and a compatible infill development.

Additionally, James L Redman Parkway which is designated as a scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.I of the Land Development Code.

The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. 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.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to John L. Redman Parkway. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.

With this restriction, Transportation Review staff is no longer in objection to the application.

Based on the above considerations, staff finds the request approvable.

6.0 PROPOSED RESTRICTION:

1. Access to the subject site will be restricted to only one access on James L. Redman Parkway and will be built as a roadway consistent with Hillsborough County standards.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 13 2023 14:10:39

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

APPLICATION NUMBER: RZ STD 22-1303 (REMAND)

ZHM HEARING DATE: February 20, 2023

BOCC LUM MEETING DATE: April 11, 2023

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER: RZ STD 22-1303 (REMAND)

ZHM HEARING DATE: February 20, 2023

BOCC LUM MEETING DATE: April 11, 2023

Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: East Rural/ Northeast

DATE: 02/09/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-1303

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

REPORT SUMMARY AND CONCLUSIONS

- Transportation staff objected to the previous request because it did not include any proposed restrictions that addressed issues with developing the site in accordance with the Hillsborough County Land Development Code. These issues were the inability to guarantee that only one access would be allowed on the site and that the roadway would be built to LDC standards.
- The applicant has since proposed a restriction to the rezoning that states "Access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards." This restriction addresses both the access and the roadway standard issues and as such transportation staff has no objection to the request.
- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 6,719 average daily trips, 283 trips in the a.m. peak hour, and 242 trips in the p.m. peak hour.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.51 acres from Agricultural Single Family – 1 (AS-1) to Commercial General - Restricted (CG-R). The proposed restriction is that access to the subject site will be restricted to only one access on James L Redman Parkway and will be built as a roadway consistent with Hillsborough County standards. The site is located on the eastern side of James L Redman Parkway +/- 0.22 miles south of the James L Redman Parkway and Kilgore Road. The Future Land Use designation of the site is Residential – 1 (RES-1).

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, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single Family Dwelling Unit (ITE Code 210)	19	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 14,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,528	54	144
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CG, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
CG, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
Subtotal	6,738	504	572
Less Internal Capture:	Not Available	10	114
Passerby Trips:	Not Available	210	214
Net External Trips:	6,738	284	244

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+6,719	+283	+242

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on James L Redman Parkway. James Redman Parkway is a 4-lane, divided, Florida Department of Transportation (FDOT) maintained, Principal Arterial roadway with +/- 12-foot travel lanes. James Redman Parkway has sidewalks and bike facilities on both sides of the roadway within the vicinity of the project. James Redman Parkway does not have curb and gutter on either side of the roadway within the vicinity of the project.

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
JAMES REDMAN PARKWAY (SR39)	SR 60	TRAPNELL RD	D	C

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



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2023 Report Prepared: February 8, 2023	Petition: RZ 22-1303 REMAND 4308 James L Redman Parkway <i>On the east side of James L Redman Parkway, north of Colson Road</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Rezone from Agricultural, Single-Family (AS-1) to Commercial General (CG)
Parcel Size	2.5 +/- acres
Street Functional Classification	James L Redman Parkway – State Principal Arterial Colson Road – County Collector
Locational Criteria	Does not meet, waiver requested Qualifying intersection node at Hwy 39 and Colson Rd. is over 660 feet away.
Evacuation Zone	None



Context

- The approximately 2.5 +/- acre subject site is located on the east side of James L Redman Parkway, north of Colson Road and south of Kilgore Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site's Future Land Use classification is Residential-1 (RES-1) on the Future Land Use Map. The intent of the RES-1 Future Land Use category is to designate areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include 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. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-1 surrounds the subject site on all sides.
- According to the Hillsborough County Property Appraiser data, the existing land use on the subject site is currently single family residential. Agricultural uses are located immediately to the north and south. Parcels located further north along James L Redman Parkway utilize light industrial, heavy industrial, and heavy commercial land uses. Agricultural and single-family uses are located east of the site. A combination of agricultural and public/quasi-public uses are located west of the site across James L Redman Parkway. The area is agricultural and large lot, rural residential in character with notable industrial and commercial uses located north of the subject site.
- The subject site is currently zoned as Agricultural Single Family (AS-1). AS-1 zoning is located directly east, south and west of the site. Commercial General (CG) is located directly north.
- The applicant is requesting to rezone the subject site from Agricultural Single Family (AS-1) to Commercial General (CG).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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.*

Policy 4.1: *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga 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, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

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*

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 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short-range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five-year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long-Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

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.

4.1 RURAL RESIDENTIAL CHARACTER

GOAL 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

OBJECTIVE 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

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.

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.

Staff Analysis of Goals, Objectives and Policies

This rezoning request was remanded by Development Services Department staff at the January 10, 2023, Board of County Commissioners Land Use meeting. There were no Comprehensive Plan related issues related to the remand request.

The approximately 2.5 +/- acre subject site is located on the east side of James L Redman Parkway, north of Colson Road and south of Kilgore Road. The subject site is located within the Rural Area and is not located within the limits of a Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-1 (RES-1). The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Commercial General (CG).

The subject site is located in the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE), no more than 20% of all population growth within the County will occur. The proposed request is inconsistent with this policy direction, as the site does not meet Commercial Locational Criteria and the request to rezone to Commercial General zoning is incompatible with the surrounding land uses to the north, east and south.

The proposed rezoning does not meet the intent of FLUE Objective 4 or FLUE Policy 4.1. Objective 4 seeks to 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. The proposed CG zoning district would not be consistent with these goals and objectives as they relate to the surrounding area of the subject site.

The proposed rezoning does not meet the intent of FLUE Objective 16 and FLUE Policies 16.1, 16.2 and 16.3. The proposed rezoning to CG would not allow for gradual transition or the utilization of buffer areas between the residential and agricultural land uses that currently surround the subject site. Freestanding commercial uses are subject to Commercial Locational Criteria in the Residential-1 Future Land Use category.

The subject site does not meet Commercial Locational Criteria as defined in FLUE Objective 22 and modifying FLUE Policies 22.1, 22.2, 22.7 and 22.8, as it is not located within the required distance from an intersection node. The nearest qualifying intersection is identified at James L Redman Parkway and Colson Road and is located approximately 1,400 linear feet away from the subject property, which is greater than the 660-foot distance as required per FLUE Policy 22.2. The applicant has requested a waiver to Commercial Locational Criteria as permitted by FLUE Policy 22.8. The waiver (submitted on October 26th, 2022) states that the proposed use is compatible with the existing commercial uses located directly north and further south of the subject site. The applicant also contends that allowing a commercial use would meet the owner of the subject site's needs and would also serve the needs of the residents of the surrounding area by bringing in more traffic and revenue.

Planning Commission Staff have reviewed the waiver request and finds the request inconsistent for the following reasons: Commercial General uses are subject to Commercial Locational Criteria regardless of the applicant's interpretation of the intended uses and benefits. The waiver request is contradictory to Objective 22 of the Future Land Use Element, as permitting additional commercial use along James L Redman Parkway would allow the opportunity for future strip development patterns. Although the proposed rezoning resembles similar development patterns directly north of the subject site, allowing a Commercial General use would conflict with the surrounding parcels that currently utilize residential, agricultural and quasi-public uses. Based upon the aforementioned reasons, Planning Commission Staff recommends that the Board of County Commissioners not grant the applicant a waiver to Commercial Locational Criteria.

Goal 7 and Objective 7-1 of The Community Design Component (CDC) in the FLUE aim to preserve existing rural and agricultural uses, as they provide viable residential alternatives to urban and suburban areas. Such uses also provide historical and economic importance to their respective communities. The proposed rezoning to allow for commercial uses would directly conflict with these Goals and Objectives, as it would remove the agricultural single-family uses that are currently utilized on the subject site and proliferate strip commercial development in the area that is generally dominated by an agricultural and rural residential development pattern.

Goal 9 and Policy 9.1.3 of The Community Design Component (CDC) in the FLUE also contain policy direction about the prevention of strip commercial uses by scaling them to the existing character of the community. As the site does not meet Commercial Locational Criteria, it does not meet this policy direction in the Community Design Component.

Goal 17 of the CDC encourages developments that improve the ambiance of commercial development in the county. CDC Objective 17-1, and Policy 17-1.4 seek to facilitate patterns of development that are organized and purposeful. A rezoning to CG would not meet this intent as the existing commercial uses surrounding the subject site are not unified or cohesive with one another.

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

Recommendation

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

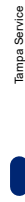
HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-1303

<all other values>

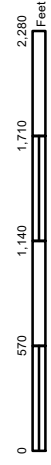
Rezoning STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

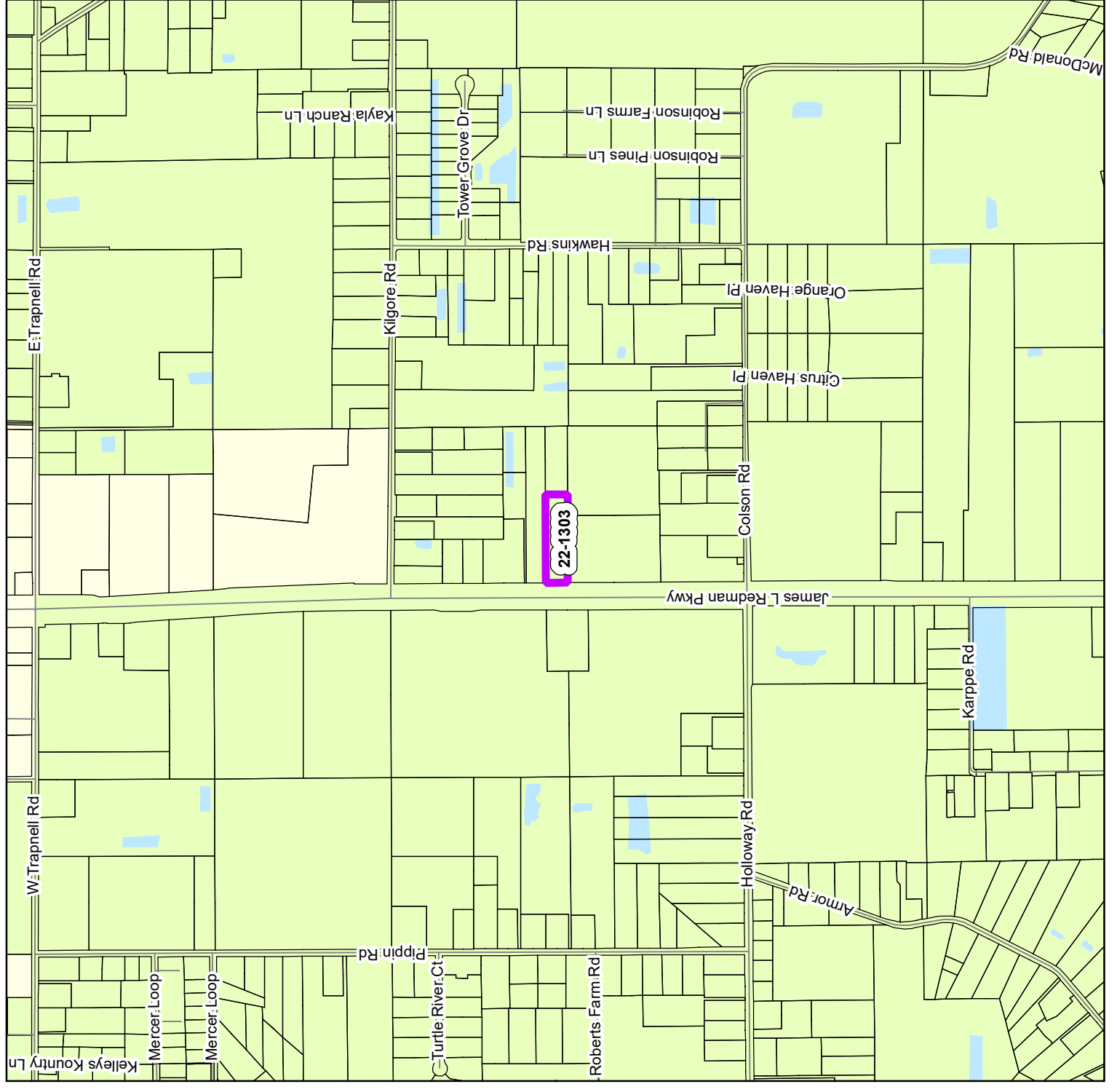


- WATER
- TAMPA SERVICE
- URBAN SERVICE
- SHORELINE
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS
- PARCELS
- WATER
- NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL 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)
- 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/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 status is for informational purposes only and is not intended to be used for any legal purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/7/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Rezoning - Copy.mxd



PRIOR RECORD

CAPTIONING
JANUARY 10, 2023
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS
LAND USE MEETING

*****This is not an official, verbatim transcript of the
***following meeting. It should be used for informational
***purposes only. This document has not been edited;
***therefore, there may be additions, deletions, or words
***that did not translate.**

>> KEN HAGAN: GOOD MORNING, WELCOME TO THE JANUARY 10th, 2023,
HILLSBOROUGH COUNTY LAND USE MEETING.

WOULD EVERYONE PLEASE RISE FOR THE PLEDGE AND INVOCATION GIVEN
BY OUR CHAPLAIN, COMMISSIONER CAMERON CEPEDA.

>> [PLEDGE OF ALLEGIANCE]

>> HEAVENLY FATHER, WE THANK YOU FOR THIS TIME RIGHT NOW, AND
WE THANK YOU FOR THIS DAY YOU MADE.

AND RIGHT NOW WE ALSO PRAY FOR PROTECTION OVER EVERYONE IN
HILLSBOROUGH COUNTY.

WE PRAY FOR PROTECTION OVER OUR MEN AND WOMEN THAT ARE SERVING
IN OUR MILITARY.

AND ALSO FOR OUR FIRST RESPONDERS, LORD, AND WE THANK YOU FOR
YOUR BLESSING OVER HILLSBOROUGH COUNTY AND THIS GREAT NATION
AND WE THANK YOU, LORD, FOR WISDOM.

WE ASK YOU FOR WISDOM, LORD, OVER THIS BOARD AND EVERY, EVERY

THE FIRST ITEM, A 1, REZONING PD 18-0996.

STAFF HAS REQUESTED THIS ITEM BE CONTINUED TO THE FEBRUARY 7th, 2023, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT 9:00 A.M.

ITEM A 2, SPECIAL USE APPLICATION LAND EXCAVATION 22-0920. THIS APPLICATION IS OUT OF ORDER TO BE HEARD AND IS BEING CONTINUED TO THE FEBRUARY 7th, 2023, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT 9:00 A.M.

ITEM A 3, P ARE, S APPLICATION 23-937.

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.

ITEM A 4 PRS 22-0940.

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.

ITEM A 5, PRS 22-1006.

THIS APPLICATION IS BEING CONTINUED BY THE APPLICANT AS A MATTER OF RIGHT TO THE FEBRUARY 7th, 2023, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT 9:00 A.M.

ITEM A 6, PRS 22-1174.

THIS APPLICATION IS BEING CONTINUED BY THE APPLICANT AS A MATTER OF RIGHT TO THE MARCH 7th, 2023, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT 9:00 A.M.

ITEM A 7, REZONING STANDARD 22-1303.

STAFF IS REQUESTING THIS ITEM BE REMAND TO THE FEBRUARY 7th, 2023, zoning hearing master meeting at 9:00 a.m.

This application is out of order to be heard and is being

continued to the February 7th, 2023, BOARD OF COUNTY
COMMISSIONERS LAND USE MEETING AT 9:00 A.M.

ITEM A 9, P RS 22-1504.

THIS APPLICATION IS OUT OF ORDER TO BE HEARD AND IS BEING
CONTINUED TO THE APRIL 8th, 2023, LAND USE MEETING AT 9:00 A.M.

ITEM A 10 PRS 22-1609.

THIS APPLICATION IS WITHDRAWN BY THE APPLICANT.

ITEM A 11, VACATION PETITION 22-0019.

STAFF IS REQUESTING THIS ITEM BE CONTINUED TO THE FEBRUARY 7th,
2023, BOARD OF COUNTY COMMISSIONERS LAND USE MEETING AT
9:00 A.M.

THAT CONCLUDES ALL WITHDRAWALS, CONTINUANCES, AND REMANDS.

>> KEN HAGAN: MOTION TO APPROVE THE CHANGES.

MOTION COMMISSIONER KEMP, SECOND COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: CAN WE HAVE THE MOTION TO APPROVE THE CONSENT.

MOTION, COMMISSIONER COHEN, SECOND, COMMISSIONER KEMP.

IF THERE ARE NO COMMENTS OR QUESTIONS, PLEASE RECORD YOUR VOTE.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: THANK YOU.

AND BEFORE WE GO TO THE E ITEMS, IF YOU'RE PLANNING ON TESTIFYING
TODAY, WOULD YOU PLEASE RAISE YOUR RIGHT HAND SO THE CLERK
CAN -- STAND AND RAISE YOUR RIGHT HAND SO THE CLERK CAN SWEAR