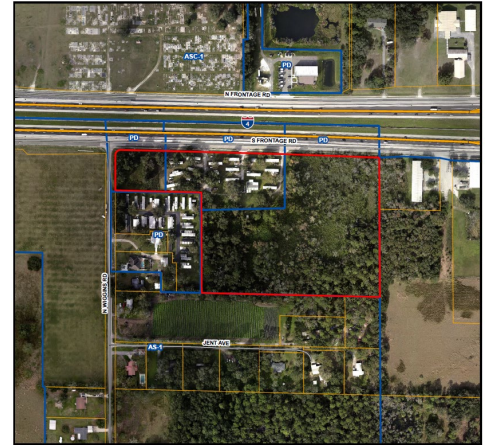


Rezoning Application: PD 22-1702
Zoning Hearing Master Date: April 17, 2023
BOCC Land Use Meeting Date: June 13, 2023

1.0 APPLICATION SUMMARY

Applicant: Jeffrey Anderson
FLU Category: Residential - 4
Service Area: Rural
Site Acreage: Approximately 15.9 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.67-acre unified development consisting of two folios. The request is for a rezoning from Planned Development (PD 93-0116 and PD 93-0115) to Planned Development (PD) to allow for up to 80,000-square-feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

Zoning:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional/Mobile Home)	Commercial Neighborhood & Commercial General uses with restrictions
Acreage	Folio 90430.5000: +/-3.41 ac.	Folio 90430.5500: +/-12.49 ac.	Approximately 15.9 ac.
Density/Intensity	Max. 25 mobile homes	Maximum 54 mobile homes / SF / MF units	Maximum 80,000 sf (total)

Development Standards:	Existing		Proposed
District(s)	PD 93-0116	PD 93-0115	PD Dimensional Standards
Setbacks/Buffering and Screening	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	MH Setbacks Front: 5 ft. Side: 5 ft. Rear: 5 ft.	Adjacent to folio 90597.1256 (west): 20 ft. buffer / Type "B Screening Min. Bldg. Setbacks (front) Frontage Rd.: 30 ft. / Wiggins Rd.: 30 ft.
Height	1-story MH	35 ft. for SF / MF	25 ft. Max. Ht.

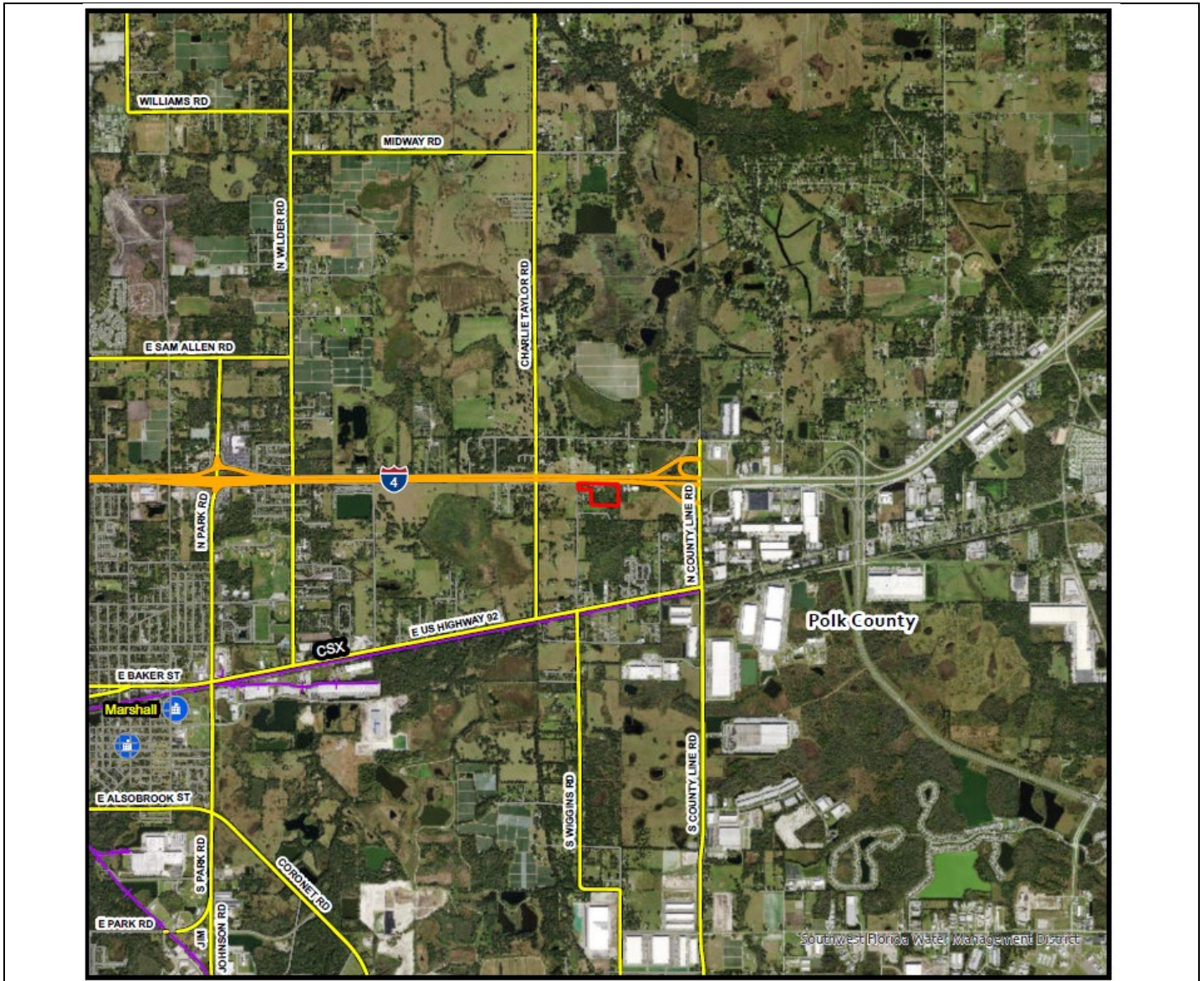
Additional Information:

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: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



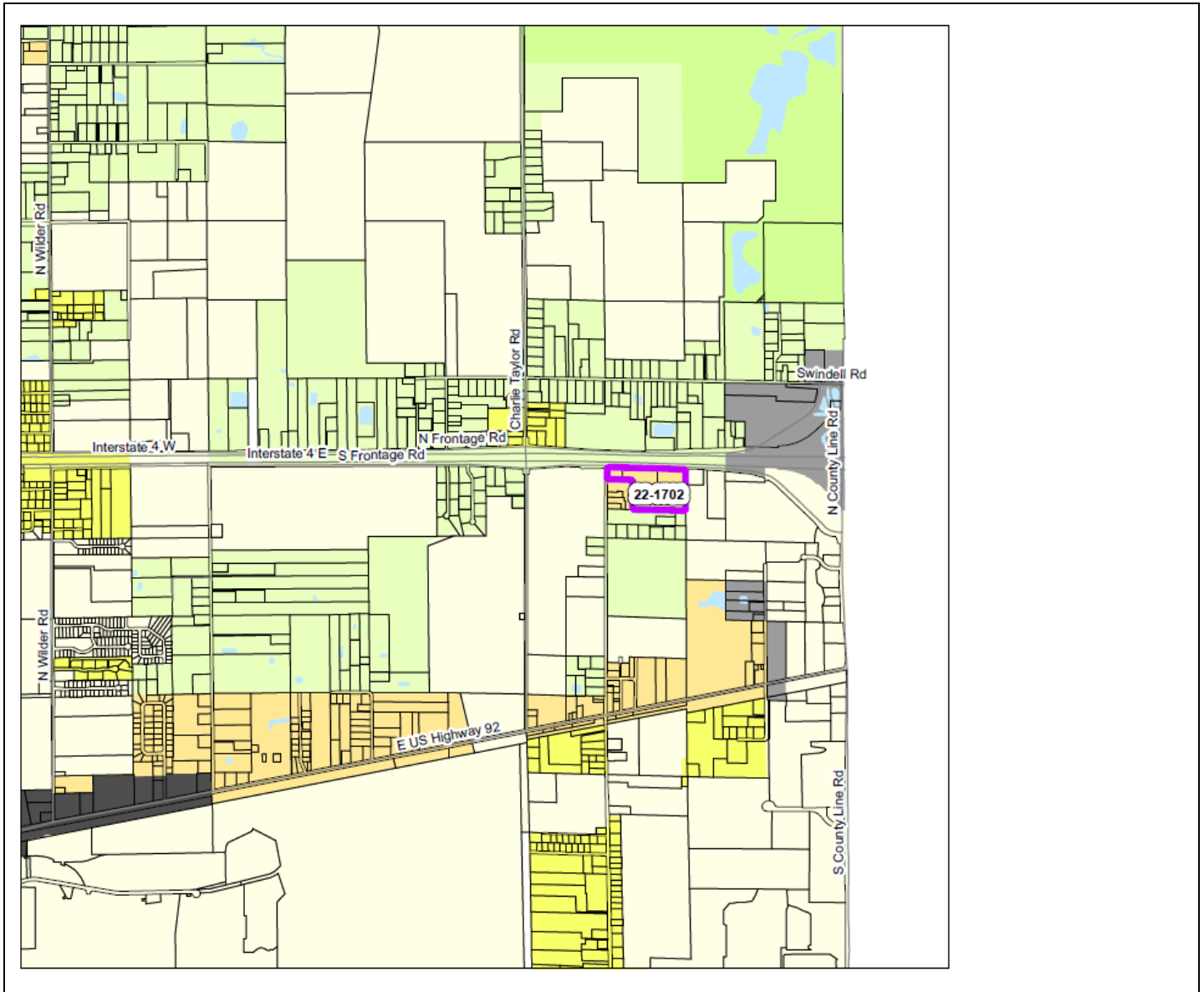
Context of Surrounding Area:

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area.

The Plant City jurisdiction is located to the east and west of the site. Surrounding uses include single-family residential and mobile homes to the south and public institutional uses including a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Florida Department of Transportation owned land is located to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

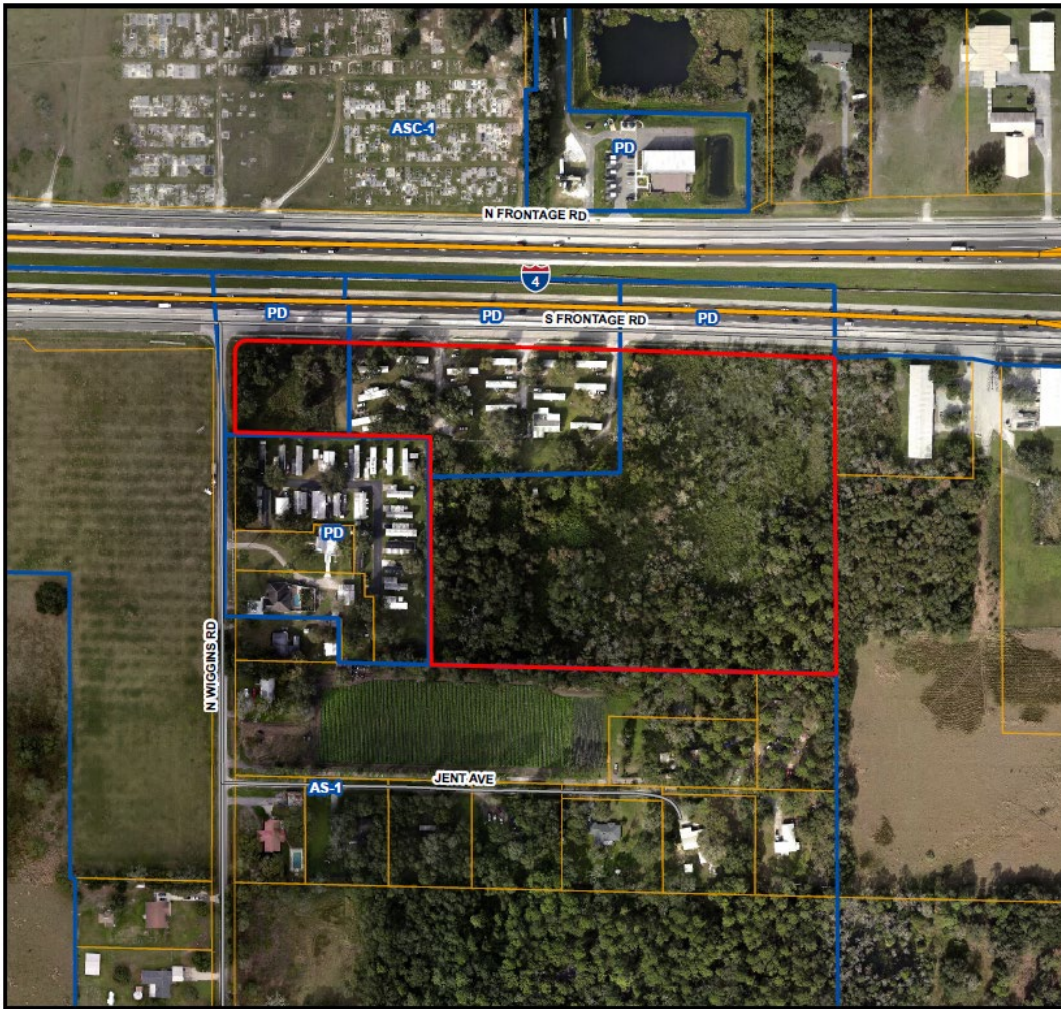
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -4
Maximum Density/F.A.R.:	4 dwelling per acre / 0.25 Maximum FAR
Typical Uses:	Typical uses in the Residential-4 future land use category include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Nonresidential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

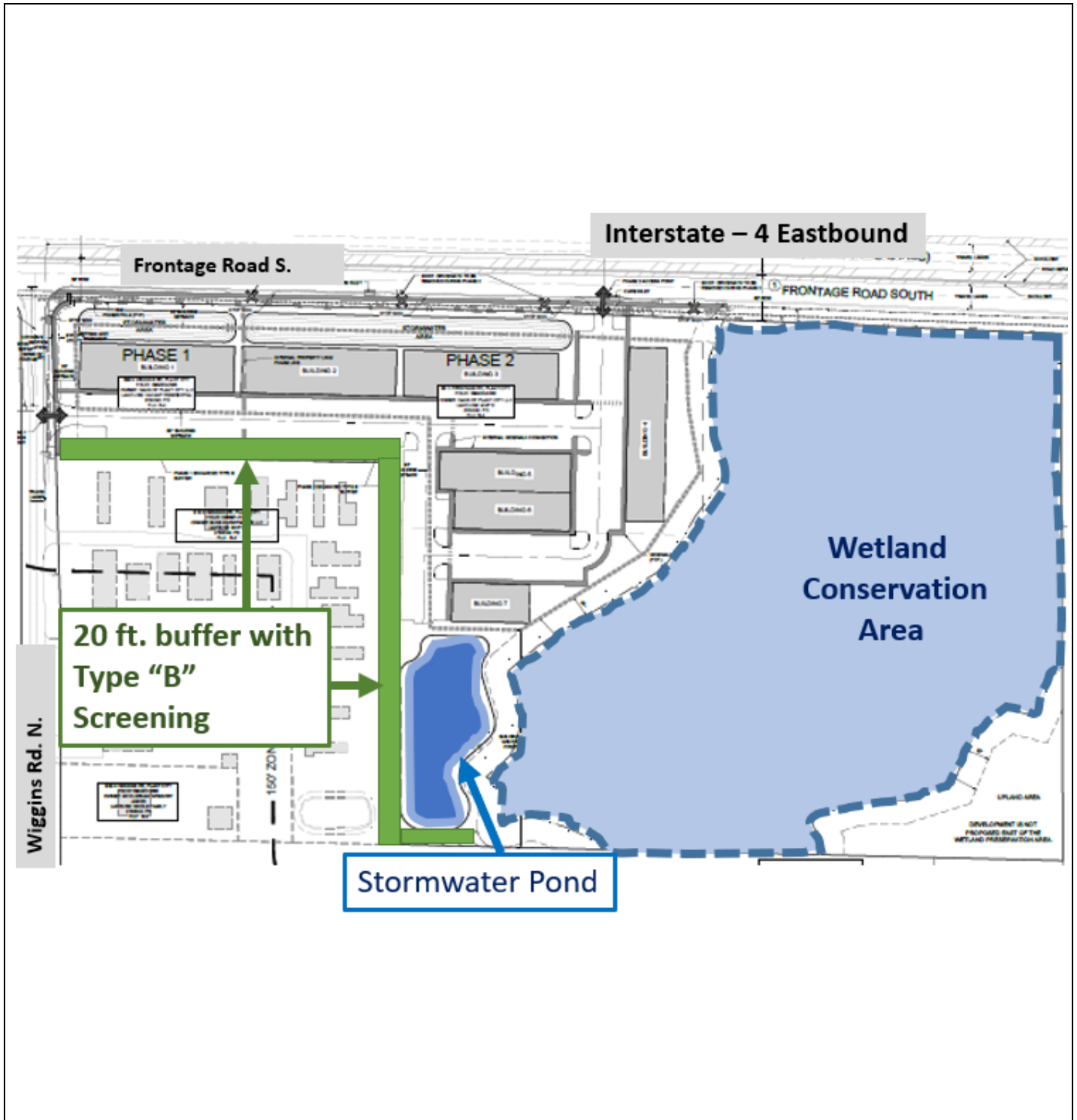
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	S. Frontage Rd. and Interstate 4	Right-of-Way	Local road and interstate	Local road and interstate
South	AS-1 and PD	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses and MH	Single-family (SF) and Agricultural Uses / MH
East	Plant City Jurisdiction	Plant City Jurisdiction	Plant City Jurisdiction	Dept. of Transportation
West	AS-1 (across N. Wiggins Rd.)	AS-1: 1 du/acre	Single-family (SF) and Agricultural Uses	Single-family (SF) and Agricultural Uses

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
I-4 FRONTAGE RD S	FDOT -Frontage	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
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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	See EPC "Agency Comment Sheet"
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 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	
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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" 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 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. 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. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

<p>Hillsborough County School Board</p> <p>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p> <p>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	
<p>Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 12 = \$23,904 Fire: \$34 * 12 = \$408</p> <p>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 * 68 = \$135,456 Fire: \$34 * 68 = \$4,352</p> <p>Total phase 1 and phase 2: \$164,120</p> <p>Rural Mobility, Northeast Fire - CG or CN/I allowed, project is to be Warehouse(approx. 25% office, 75% storage) - 12,000 sq ft phase 1, and 68,000 sq ft phase 2</p>				
<p>Comprehensive Plan:</p>	<p>Comments Received</p>	<p>Findings</p>	<p>Conditions Requested</p>	<p>Additional Information/Comments</p>
<p>Planning Commission</p> <p><input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>See Planning Commission Report</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on the south side of S. Frontage Road and the east side of N. Wiggins Road, at the intersection of S. Frontage Road and N. Wiggins Road approximately 50 feet south of Interstate-4 right-of-way. The subject site is located in the Rural Service Area. The property is not located within a community planning area. The subject property is located bounded on the east and west by areas located within the jurisdiction of the City of Plant City. Recent discussions the applicant has conducted with the city of Plant City indicate that annexation is not currently possible. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The applicant seeks to develop an approximately 15.9-acre unified development consisting of two folios. The request is for a rezoning from PD 93-0115 and PD 93-0116 to Planned Development (PD) to allow for up to 80,000 square feet of commercial uses, referred to as "flex space" in the applicant's narrative. Possible uses proposed by the applicant include accessory retail, art supply store, photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256 (mobile home development located southwest). These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair. The applicant's intent is to restrict uses that would cause higher impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 20 ft. buffer with Type "B" screening adjacent to the mobile home property located to the southwest of the subject property as shown on the site plan. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. The applicant proposes this alternative landscaping along the far south and east boundaries where there is extensive wetlands with existing riparian vegetation creating a natural buffer and natural distance separation from the proposed developed which will be located towards the northwestern area of the subject site.

In addition to the required enhanced buffer and the natural vegetation, the applicant re-aligned the buildings and proposes to have a minimum building setback of 60 feet where the proposed commercial development abuts the mobile home development (folio no. 90597.1256) to further mitigate impacts. The applicant also proposes a maximum building height of 25 feet to keep the development in character with the nearby development. Another measure the applicant proposed to create further compatibility with the most southern residential is for the building setback to be 240 feet from the furthest southern boundary with the proposed stormwater in this location creating a natural-like feature separating the commercial located to the north of the subject property further away from the residential to the far south.

The applicant's site plan shows approximately 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan.

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception

1. Wiggins Road is a substandard local road, and the applicant's Engineer of Record submitted a Design Exception request for Wiggins Road to determine the specific improvements. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage. If this zoning is approved, the County Engineer will approve the Design Exception request.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS


Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 24, 2023.

1. The project shall be limited to a maximum of 80,000 square feet of commercial use, as shown on the March 24, 2023 site plan.
 - a. The following uses may be located in any of the proposed structures shown on the March 24, 2023, site plan.
 - i. accessory retail, art supply store, blueprint, camera/photography store, catering, contractor's office without open storage, florist shop, locksmith, mini warehouses (subject to LDC Section 6.11.60), office equipment stores, photography studio, printing services, watch / clock / jewelry repair, business services and professional uses.
 - b. Additional commercial uses are only allowed if located a minimum of 80 feet from the PD boundary when abutting parcel folio 90597.1256.
 - i. These uses include one small dry cleaner, small & large electronic repair, exterminator, furniture repair / refinishing / upholstery, lawn care, landscaping, rental and leasing of light equipment, sign painting, small motor repair, and lumber/other building materials.
2. The development shall comply with the March 24, 2023, site plan and the following development standards.
 - a. Minimum Front Yard Setback (Frontage Road and Wiggins Road): 30 feet
 - b. South (abutting folio 90597.1256): 60 feet
 - c. South (abutting folio 90431.0000): 240 feet
 - d. West (abutting folio 90597.1256): 60 feet
 - e. Maximum Height: 25 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exception.
 - a. Existing vegetation may be retained in lieu of construction of the 6-foot high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent on the south and eastern portions of the subject site located adjacent to the Wetland Conservation Area.
4. If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
5. The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.
6. A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
7. Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing

edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.

8. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
15. 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:



J. Brian Grady
Mon Apr 10 2023 07:34:23

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

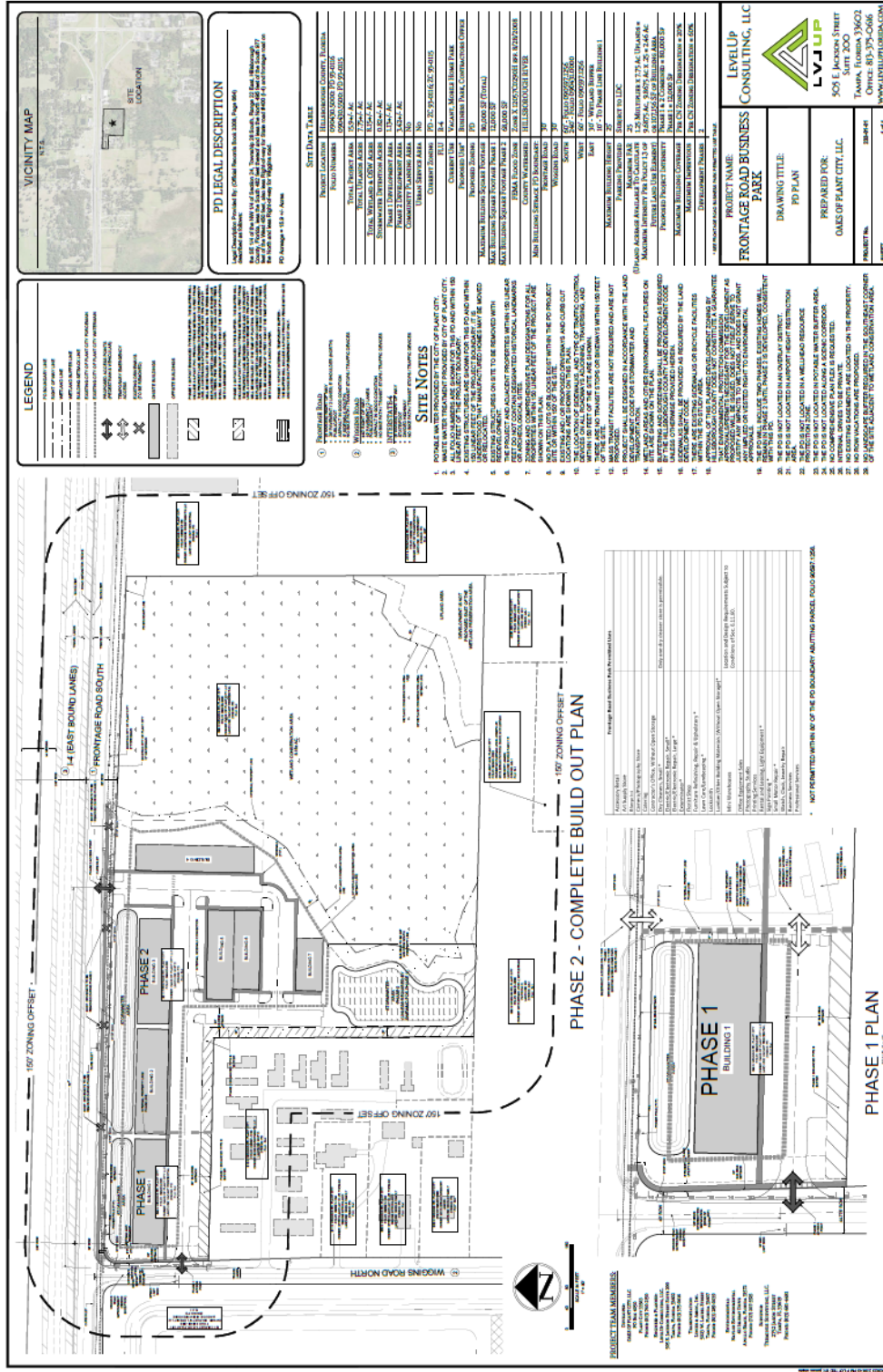
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural

DATE: 4/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1702

- 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

- If PD 22-1702 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 3, 2023) for Wiggins Rd. substandard road improvements. As Wiggins Rd. is a substandard local roadway, the developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.
- The project shall be permitted one full access connection on Wiggins Rd. at the time of construction of Phase I and one full access connection on S. Frontage Rd. at the time of construction of Phase II., as shown on the PD Site Plan.
- A gated emergency access shall be permitted temporarily to serve Phase I until Phase II is constructed as shown on the PD site plan.
- Existing driveways on S. Frontage Rd. not being utilized shall be removed at the time of development of Phase II, as shown on the PD site plan. The driveways to be eliminated shall be removed up to the existing edge of pavement, the original right-of-way profile shall be restored, and culverts under driveways removed and ditch line can be restored. Sidewalk gaps shall be closed.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to rezone two parcels totaling +/-15.9 acres, from PD ZC 93-0116 to Planned Development, to allow for a total of 80,000 square feet of limited Commercial General and Commercial Neighborhood uses, referred to as "Flex Space" in two phases. The properties are currently approved for residential uses. The site is located at the southeast corner of the I-4 Frontage Rd and Wiggins Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation analysis indicating the project would generate fewer than 50 peak hour trips and, as such, a detailed site access analysis was not required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Approved PD:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 93-0116: 25-Unit, Mobile Home Park (ITE 240)	251	22	15
PD 93-0115: 54-Unit, Single Family (ITE 210)	572	43	56
Total Trip	823	65	71

Proposed Modification:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 80,000 sf Contractor's Office (ITE 180)	788	133	154

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-35	+68	+83

The proposed rezoning will result in a decrease in potential daily trip generation by -35 trips, and an increase in potential AM peak hour trips and PM peak hour trips by +68 trips and +83 trips, respectively.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts I-4 S. Frontage Rd and N. Wiggins Rd.

I-4 S. Frontage Rd is a 2-lane, undivided, FDOT roadway characterized by +/- 12-foot wide travel lanes with curb and gutter on the south side and shoulder with barrier wall on the north side. The roadway lies within a +/- 54-foot wide right-of-way. There are +/-5-foot bicycle lanes/paved shoulders present and a +/-5-foot sidewalk along the project frontage.

Wiggins Rd. is a publicly maintained 2-lane, substandard local rural roadway characterized by +/- 9.5-foot wide travel lanes in fair condition. The roadway lies within a +/- 40-foot wide right-of-way. There are no bicycle facilities or paved shoulders present. There are no sidewalks or curb and gutter in the vicinity of the proposed project.

The applicant is requesting a design exception to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage in lieu of improving the roadway to standard. See the Design Exception request section below for additional detail.

SITE ACCESS

The proposed PD site plan provides for vehicular and pedestrian access to Wiggins Rd. and S. Frontage Rd. The PD will be phase with Phase I having a full access connection to Wiggins Rd. and a temporary gated emergency access to S. Frontage Rd. Phase II will have one full access connection to S. Frontage Rd. At the time of Phase II is constructed, the temporary emergency access and all other existing driveways on S. Frontage Rd. will be removed and restored to the FDOT typical standard section.

The applicant’s site access analysis demonstrates that turn lanes are not warranted.

REQUESTED DESIGN EXCEPTION: WIGGINS RD.

As Wiggins Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for Wiggins Rd. (March 28, 2023) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 3, 2023). The developer will be required to widen the travel lanes to 11-feet with a 4-foot shoulder on the east side and construct a 5-foot sidewalk along the project frontage, within a dedicated easement.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
I-4 FRONTAGE RDS	WILDER RD	COUNTY LINE RD	D	C
WIGGINS RD	US HWY 92	I-4 FRONTAGE RDS	D	B

Source: Hillsborough County 2022 Multi-Modal Level of Service Report.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Monday, April 3, 2023 6:39 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; stephen@levelupflorida.com; eden@levelupflorida.com
Subject: FW: RZ PD 22-1702 Design Exception Review
Attachments: 22-1702 DEReq 03-28-23.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1702 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:44 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1702 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

shenry@lincks.com
stephen@levelupflorida.com
eden@levelupflorida.com
lampkint@hillsboroughcounty.org
perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

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LINCKS & ASSOCIATES, INC.

March 28, 2023

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Frontage Road Business Park
Folio Number 90430.5500, 90430.5000
PD 22-1702
Lincks Project No. 22211

The purpose of this letter is to request a Design Exception to Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Wiggins Road from S. Frontage Road to the Project Access. The developer proposes to rezone the property to Planned Development (PD) to allow up to 80,000 square feet of warehouse, industrial and office uses. The project is proposed to be phased with Phase I, consisting of 12,000 square feet with access to Wiggins Road. The Wiggins Road improvements are to be constructed as a part of Phase I.

The access to serve the subject parcel is to be as follows:

- One (1) full access to S. Frontage Road
- One (1) full access to Wiggins Road

According to Hillsborough County Roadways Functional Classification Map, Wiggins Road is a local road with a posted speed limit of 45 MPH. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

This request is for a Design Exception to TS-3 of the Hillsborough County Transportation Manual for Wiggins Road from S. Frontage Road to the Project Access. This segment of Wiggins Road is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project:

1. Lanes – TS-3 has twelve (12) foot travel lanes for non-residential land use. The existing lanes on Wiggins Road are approximately 9.5 feet.
2. Miami Curb – TS-3 has miami curb. The existing road is a rural roadway and no miami curb.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
March 28, 2023
Page 2

3. Sidewalk – TS-3 has five (5) foot sidewalks on both sides of the roadway. There is no sidewalk along the Wiggins Road.

The proposed typical section and the proposed improvements along Wiggins Road are provided in the Appendix of this letter.

Due to limited frontage along Wiggins Road, the developer proposes the following improvements to Wiggins Road from S. Frontage Road to the project access:

1. Widen the roadway to a minimum of eleven (11) foot lanes
2. Add four (4) foot unpaved shoulder on the eastside of the roadway.
3. Five (5) foot sidewalk on the east side of the roadway within an eight (8) foot sidewalk/utility easement to be dedicated to Hillsborough County during the construction plan review/approval process. This will allow the existing utility poles to be relocated outside the clear zone of the roadway.

Based on the above, it is our opinion, the proposed improvements to Wiggins Road will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
March 28, 2023
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,


Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555


2/28/23

Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams
March 28, 2023
Page 4

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

Phase	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
1	Specialty Contractor	750	12,000 SF	118	15	5	20	7	16	23
2	Specialty Contractor	750	<u>68,000 SF</u>	<u>668</u>	<u>83</u>	<u>30</u>	<u>113</u>	<u>42</u>	<u>89</u>	<u>131</u>
			80,000 SF	786	98	35	133	49	105	154

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX




PD SITE PLAN



PROPOSED IMPROVEMENTS






BAYSITE ENGINEERING LLC
S1717 ETELEGRAPH RD., FL 33112
PHONE: 813.679.9818
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA NO. 36684

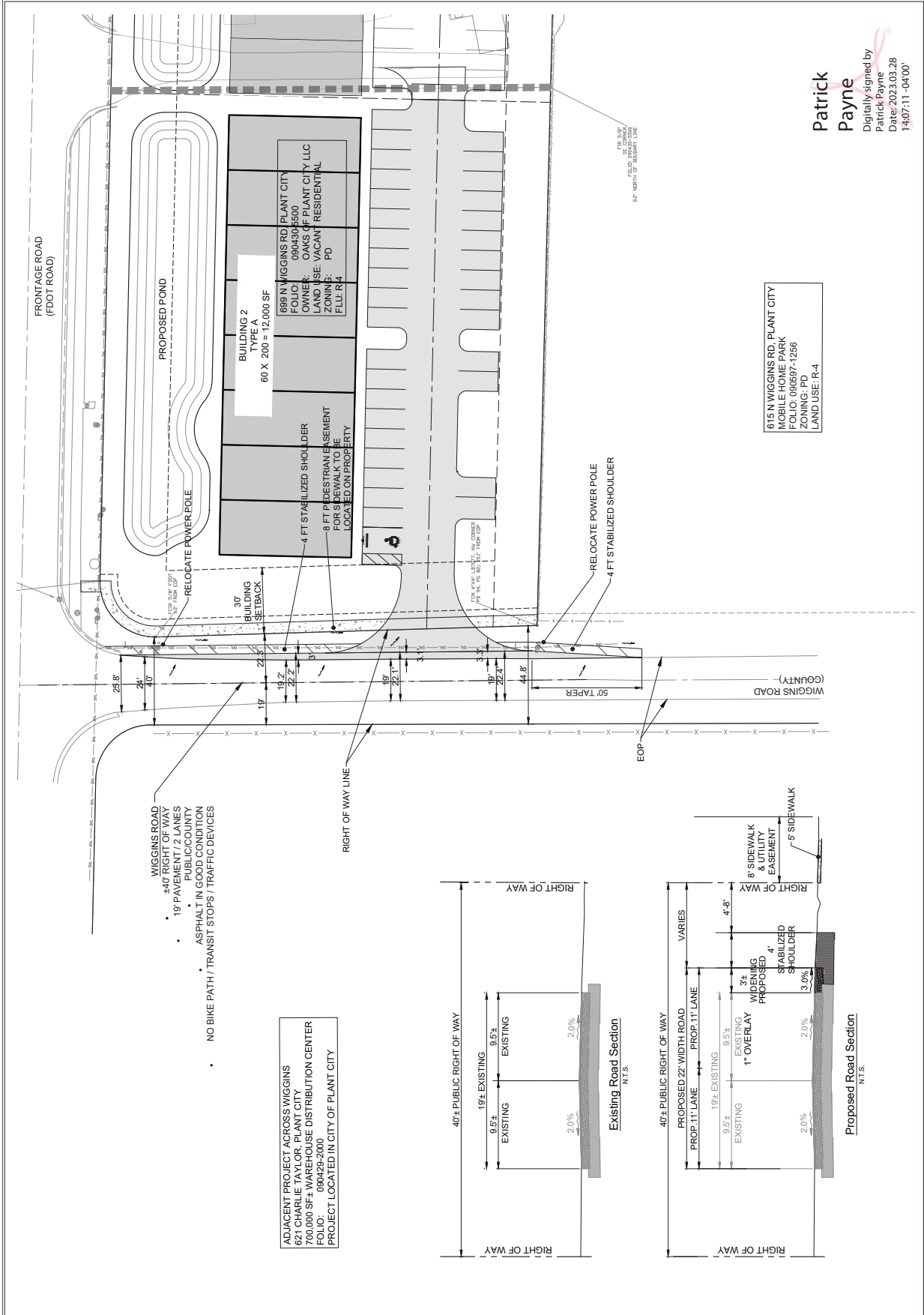
COMPANY # _____
REVISION DATE: _____

PROJECT: **FRONTAGE ROAD BUSINESS PARK**
3811 FRONTAGE RD, PLANT CITY
CLIENT: **OAKS OF PLANT CITY**
3811 FRONTAGE RD, PLANT CITY



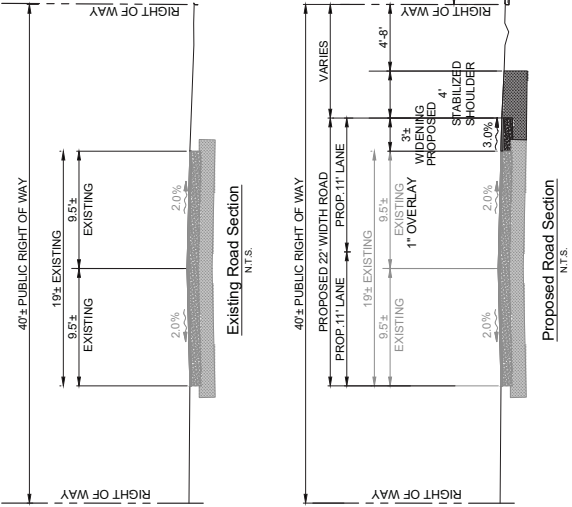
PATRICK ELY PAYNE
FLORIDA LICENSED PROFESSIONAL ENGINEER
REGISTRATION NUMBER: 85581

DRAWING: **WIGGINS ROAD CONCEPT PLAN**
SHEET: **C-1**



Patrick Payne
Digitally signed by Patrick Payne
Date: 2023.03.28 14:07:11 -0400

615 N WIGGINS RD, PLANT CITY
MOBILE HOME PARK
FOLIO: 090697-1256
ZONING: PD
LAND USE: R-4



HILLSBOROUGH COUNTY ROADWAY
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



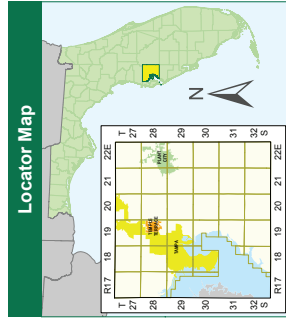
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 STATE ROADWAY PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS AND SPECIAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

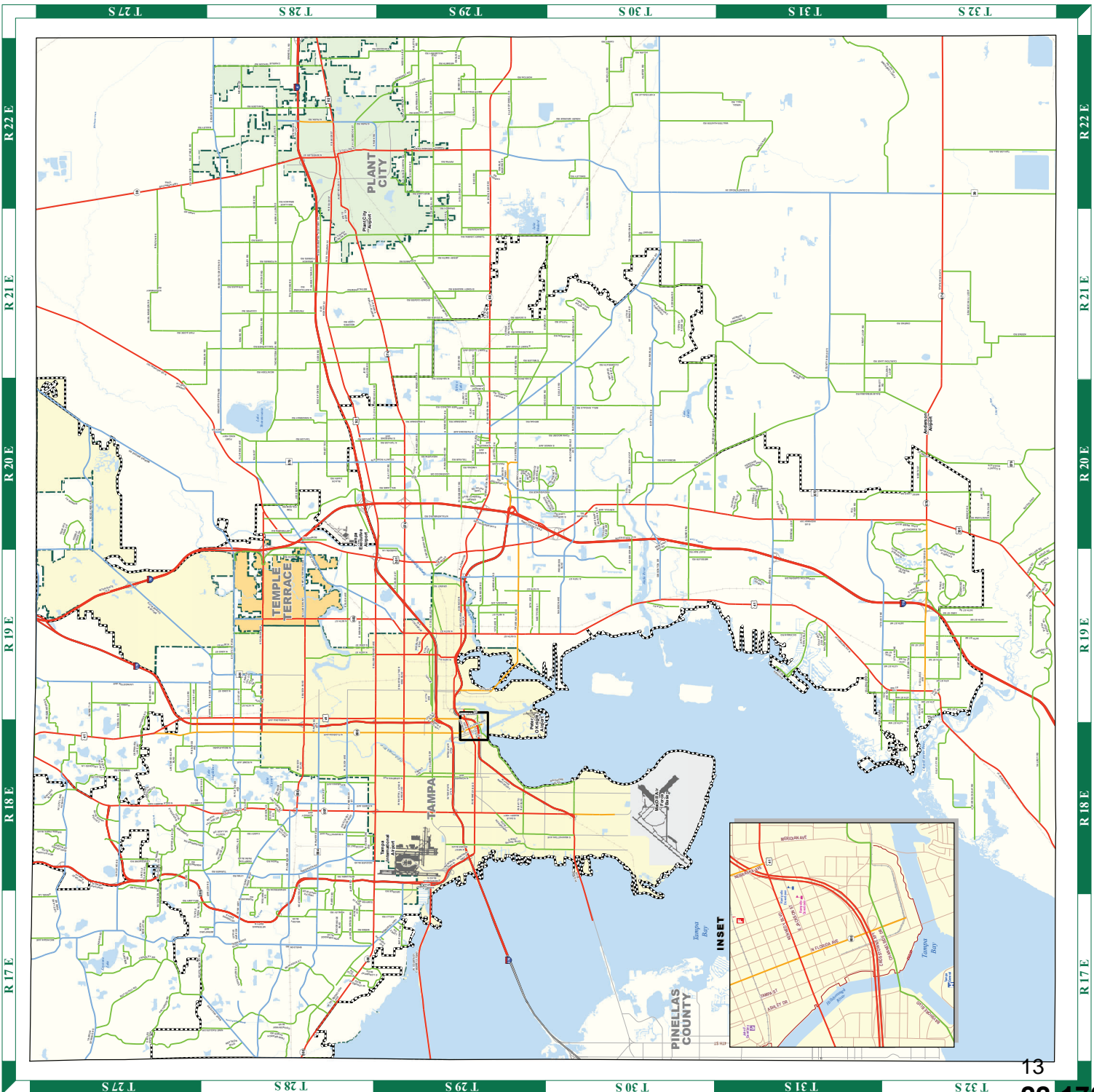
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant, represent, or guarantee the accuracy of the information shown on this map. The map is for informational purposes only and does not constitute an offer or a contract. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property townships within Hillsborough County and is based on the information contained in the Hillsborough County GIS database. The information is subject to change without notice. Users of the map are hereby notified that the above-stated public information source should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-3



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
I-4 FRONTAGE RD S	FDOT -Frontage	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
WIGGINS RD	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	823	65	71
Proposed	788	133	154
Difference (+/-)	-35	+68	+83

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Wiggins Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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: April 17, 2023	Petition: PD 22-1702
Report Prepared: April 5, 2023	3811 Frontage Road South & 699 Wiggins Road North <i>South of Frontage Road South and east of Wiggins Road North</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses
Parcel Size (Approx.)	15.9+/- acres (692,604 square feet)
Street Functional Classification	Frontage Road South – Local Wiggins Road North– Local
Locational Criteria	Meets locational criteria
Evacuation Area	None



Context

- The subject site is located on the south side of Frontage Road South and east of Wiggins Road North on approximately 15.9 acres.
- The site is in the Rural Area and not located within the limits of a Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for low density residential development. Typical uses include but not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element (FLUE).
- The subject site is surrounded by Residential-1 (RES-1) to the north and to the south. The Plant City jurisdiction is located to the east and west of the site. Immediately southwest of the site area few parcels of RES-4. Surrounding uses include single family residential and mobile homes to the south and public institutional uses such as a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Department of Transportation owned land is located to the east.
- The subject site is zoned Planned Development (PD). In the general vicinity, the site is surrounded by PD zoning, Agricultural, and Single-Family (AS-1) to the west and south and Agricultural and Single-Family Conventional (ASC-1) zoning north of Interstate-4.
- There are 8.15+/- acres of wetlands on the site.
- The applicant requests to rezone the subject site from Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses.

Compliance with Comprehensive Plan:

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

Future Land Use Element

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: Rural Area Densities *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.

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.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

- Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

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.

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

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 22.2: 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.

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.*

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.*

Environmental and Sustainability Section (E&S)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the south side of Frontage Road South and east of Wiggins Road North on approximately 15.9 acres. The site is in the Rural Area and not located within the limits of a Community Plan. The applicant requests to rezone the subject site from Planned Development (PD) to Planned Development to develop 80,000 square feet of Commercial, Neighborhood (CN) and Commercial, General (CG) uses. Surrounding uses include single family residential and mobile homes to the south and public institutional uses such as a church on the north side of Interstate-4. Light commercial uses, including a business park with a mixed-use warehouse, are located to the west and Department of Transportation owned land is located to the east.

The subject site is in the Residential-4 (RES-4) Future Land Use category and in the Rural Area. The Rural Area is intended for areas that are planned to remain in long term agriculture, mining or large lot residential development. The RES-4 Future Land Use category is intended for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose, and mixed-use projects serving the area may be permitted subject to established locational criteria.

The property is subject to Commercial Locational Criteria pursuant to Objective 22. The nearest qualifying intersection is Frontage Road and Wiggins Road. Frontage Road and Wiggins Road are 2-lane local roads. The maximum building square footage permitted for neighborhood serving commercial uses per quadrant within 900 feet of a 2/2 lane roadway

intersection is 120,000 square feet for the RES-4 Future Land Use category. At least 75 % of the property is in the intersection quadrant, therefore the subject site meets Commercial Locational Criteria. Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. At the time of filing this report, there were no Transportation comments in Optix, and therefore were not considered during this analysis.

The subject property is within an area of Unincorporated Hillsborough County that is predominantly residential and directly abuts these residential uses to the south. Light commercial uses are located to the west and public institutional use is located to the east. These non-residential uses are within the jurisdiction of Plant City. The subject property is sandwiched between areas of the jurisdiction of the City of Plant City. Recent discussions with the City indicate that annexation is not possible at this time. The applicant has proposed mitigation techniques to help achieve overall compatibility with the surrounding uses within the jurisdiction of Unincorporated Hillsborough County.

The proposed rezoning meets the intent of Objective 16 and Policies 16.2, 16.3, and 16.5, regarding compatibility, complementary uses, and the need to protect existing neighborhoods and communities as well as those that will emerge in the future. Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. This rezoning protects existing neighborhoods and provides for compatibility with the surrounding uses through mitigation techniques as described below.

The applicant's site plan, dated March 23, 2023, shows 7 buildings with a combined total of 80,000 square feet of non-residential use. The proposed uses on the site are generally characterized under business park and contractor office. The applicant has identified the following as potential uses: accessory retail, art supply, blueprint, camera/photography store, catering, contractor's office without open storage, florist shop, locksmith, mini-warehouses, office equipment sales, photography studio, printing services, watch/clock/jewelry repair, business services, and professional services. Other proposed uses such as dry cleaners, electric/electronic repair, exterminator, lawn care/landscaping, lumber/other building material without open storage, rental/leasing light equipment, sign painting, and small motor repair are not permitted within 80 feet of the PD boundary abutting the single-family residential uses. The intent is to restrict uses that would cause high intensity impacts to the surrounding residential area by concentrating them in the northern buildings located along Frontage Road. Furthermore, the applicant has agreed to provide a minimum setback of 60 feet for buildings along the PD boundary adjacent to single family uses and to set a maximum height of 25 feet for all buildings on the subject property. Additionally, the applicant proposes a stormwater pond in the southwest area of the property adjacent to single-family uses and at least 240 feet setback from the south property boundary to protect existing residential neighborhoods. Planning Commission staff has reviewed and finds the mitigation techniques described above consistent and compatible with the surrounding uses.

The applicant's site plan shows 8.15 acres of wetlands located to the east. The Environmental Protection Commission (EPC) has indicated that there is a valid ERP permit and that a wetland occupies a large portion of the eastern part of the project. The EPC Wetlands Division has reviewed the proposed site plan and has provided agency

comments dated January 5, 2023. The comments indicate that the site plan is conceptually justified to move forward through the zoning review process as long as there are no wetland impacts and that the EPC wetland be labeled as Wetland Conservation Area on the site plan. In accordance with Objective 13 and Policy 13.3 the maximum potential intensity calculations are as follows: 7.75 acres of uplands at 1.25 uplands density credit allows a maximum of 105,524 square feet of non-residential uses ($7.75 * 1.25 * 43,560 * 0.25$ FAR). The proposed development does not exceed the maximum allowed per the Comprehensive Plan Policies and Objectives. Planning Commission staff finds this request consistent with Objective 13 and associated policies in the Future Land Use Element (FLUE) as well as Objective 3.5 and associated policies in the Environmental and Sustainability Section (ESS) of the Comprehensive Plan based upon the technical review provided by the EPC.

Overall, staff finds that 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*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, 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.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1702

<all other values>

Rezonings
STATUS

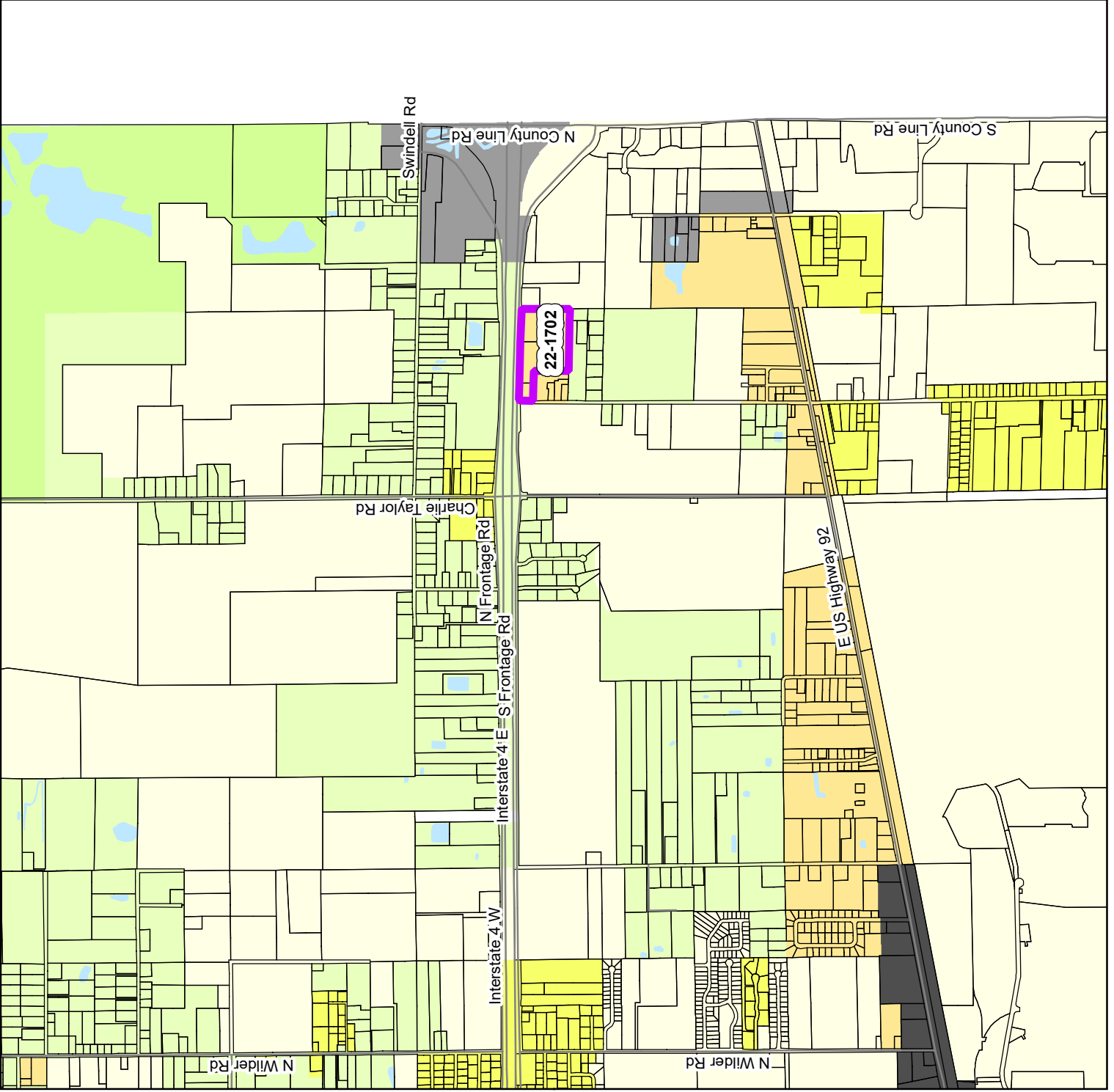
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major 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/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



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 Author: Beverly F. Daniels
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DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are for informational purposes only and are not intended to be used for any other purpose. The rezoning boundaries are subject to the approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the rezoning boundaries are accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, use the appropriate source.

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