

Rezoning Application: PD 23-0519
Zoning Hearing Master Date: November 13, 2023
BOCC Land Use Meeting Date: January 9, 2024

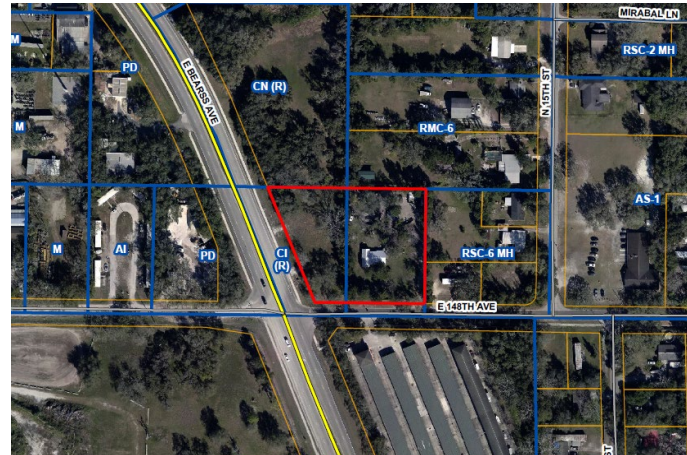


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, esq./Hill Ward Henderson
FLU Category: RES-6
Service Area: Urban
Site Acreage: 1.69 AC
Community Plan Area: University
Overlay: None



Introduction Summary:

The existing zoning is RMC-6 (Residential, Multifamily) and CI-R (Commercial Intensive, Restricted) which permits Multi-Family Residential uses; and intensive commercial, offices and personal services uses except fast food restaurants, convenience stores, gas stations, and any drive through service, commercial vehicle repair, sexually oriented business, liquor stores, farm and garden supply stores, community hospitals, mini-warehouses and domestic vehicle sales pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) to allow medical offices and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		Existing	Proposed
District(s)	CI	RMC-6	PD
Typical General Use(s)	Intensive Commercial, Office and Personal Services Restricted	Multi-Family Residential	Medical Offices
Acreage	0.69 AC	0.99 AC	1.69 AC
Density/Intensity	0.30 Maximum FAR permitted in CI	6 DU/AC	11,600 sf/1.69 AC (73,616.4 sf) = 0.15 FAR
Mathematical Maximum*	22, 084 sf	5 DU	11,600 sf

*number represents a pre-development approximation

Development Standards:		Existing	Proposed
District(s)	CI	RMC-6	PD
Lot Size / Lot Width	20,000 sf / 100'	21,780 sf / 70'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front 20' buffer, type B Screening	25' Front 20' Rear 10' Sides	73' Front 71' Rear 53' Sides

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Case Reviewer: Tania C. Chapela

Height	50' structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet.	35'	20'
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Additional Information:

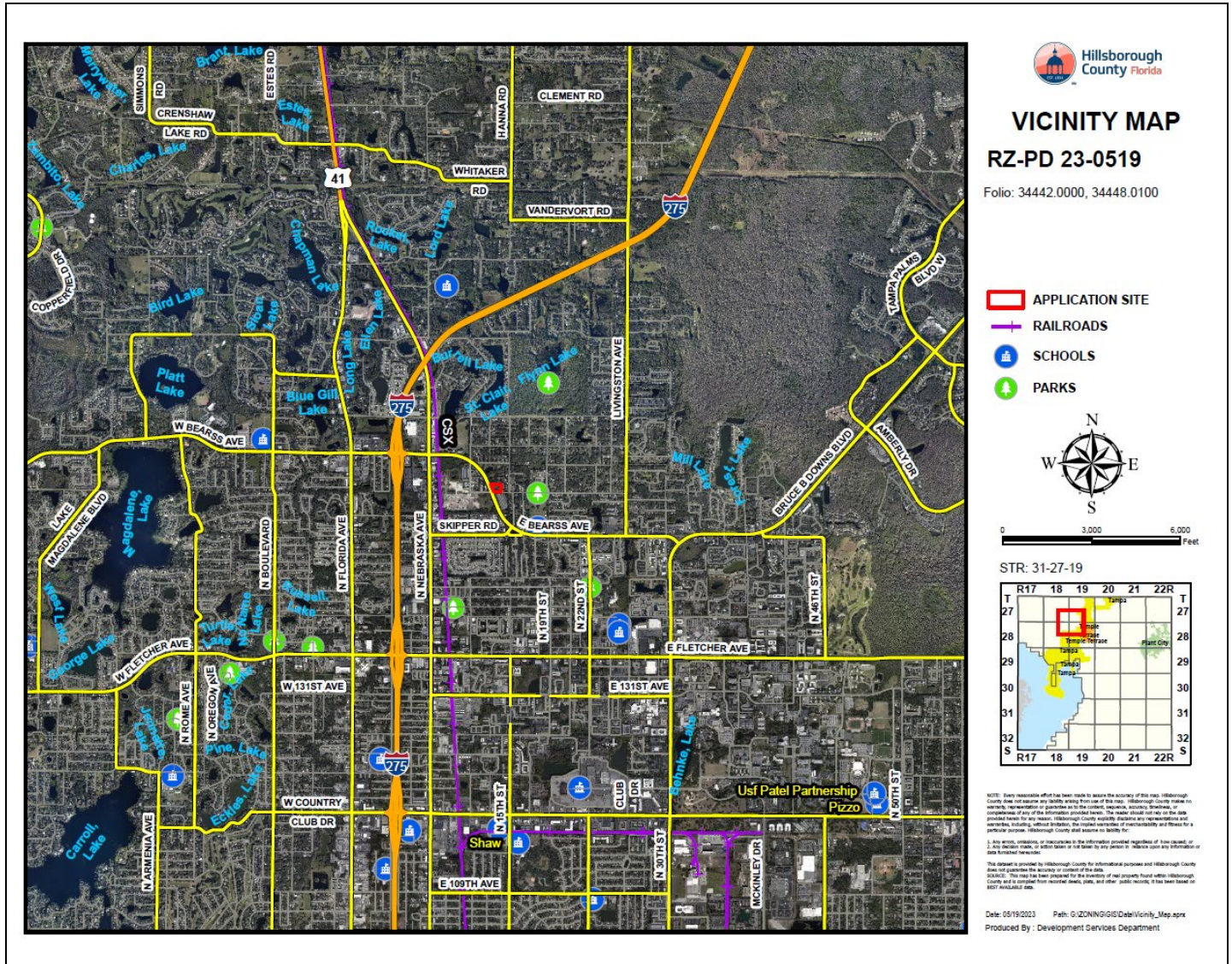
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

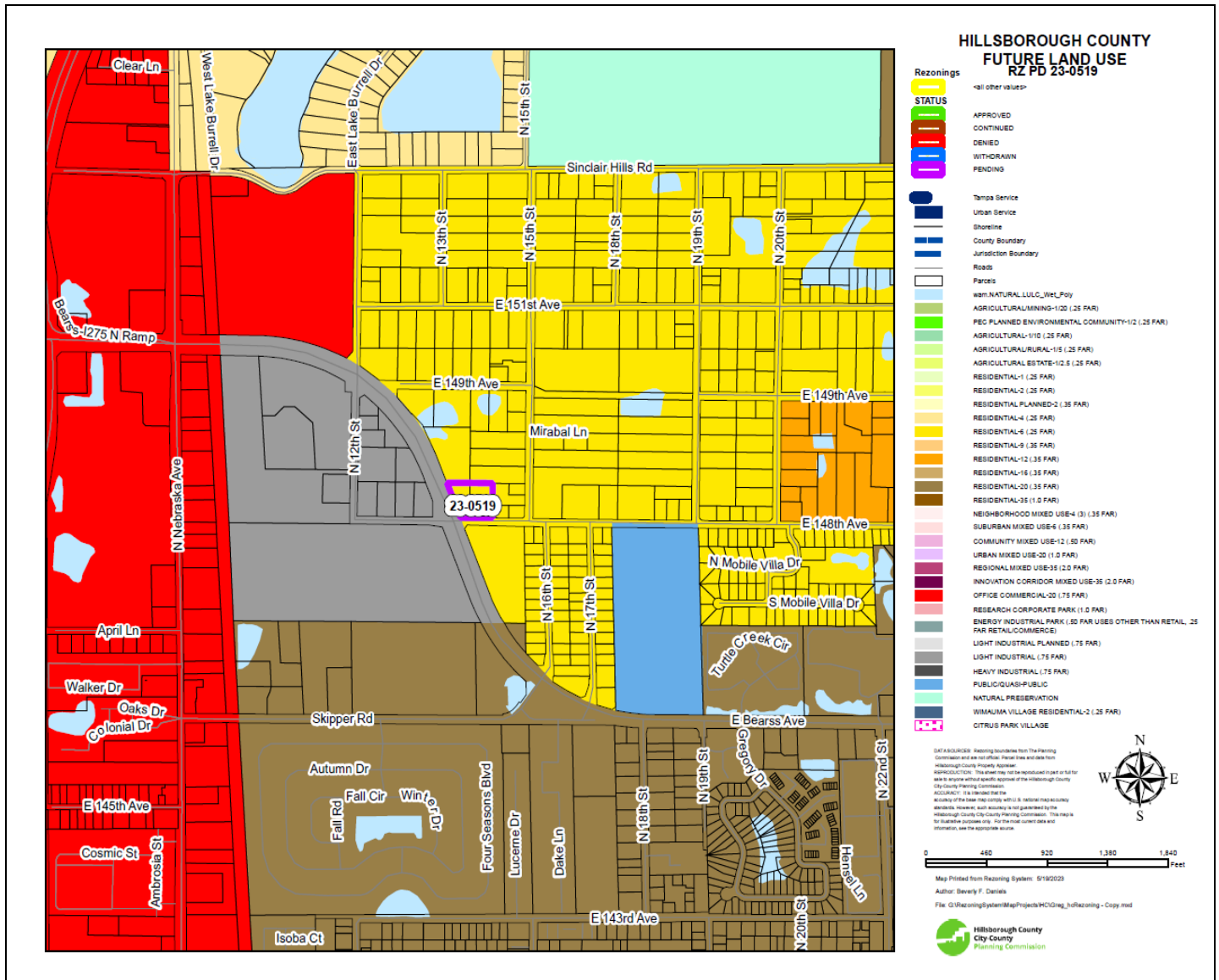


Context of Surrounding Area:

The parcel is located along Bearss Ave. E., a 4 lane divided Major Road, with commercial and residential uses to the north and south. Industrial and light industrial development exist across E 148th Ave, to the South and E Bearss Ave. to the West.

2.0 LAND USE MAP SET AND SUMMARY DATA

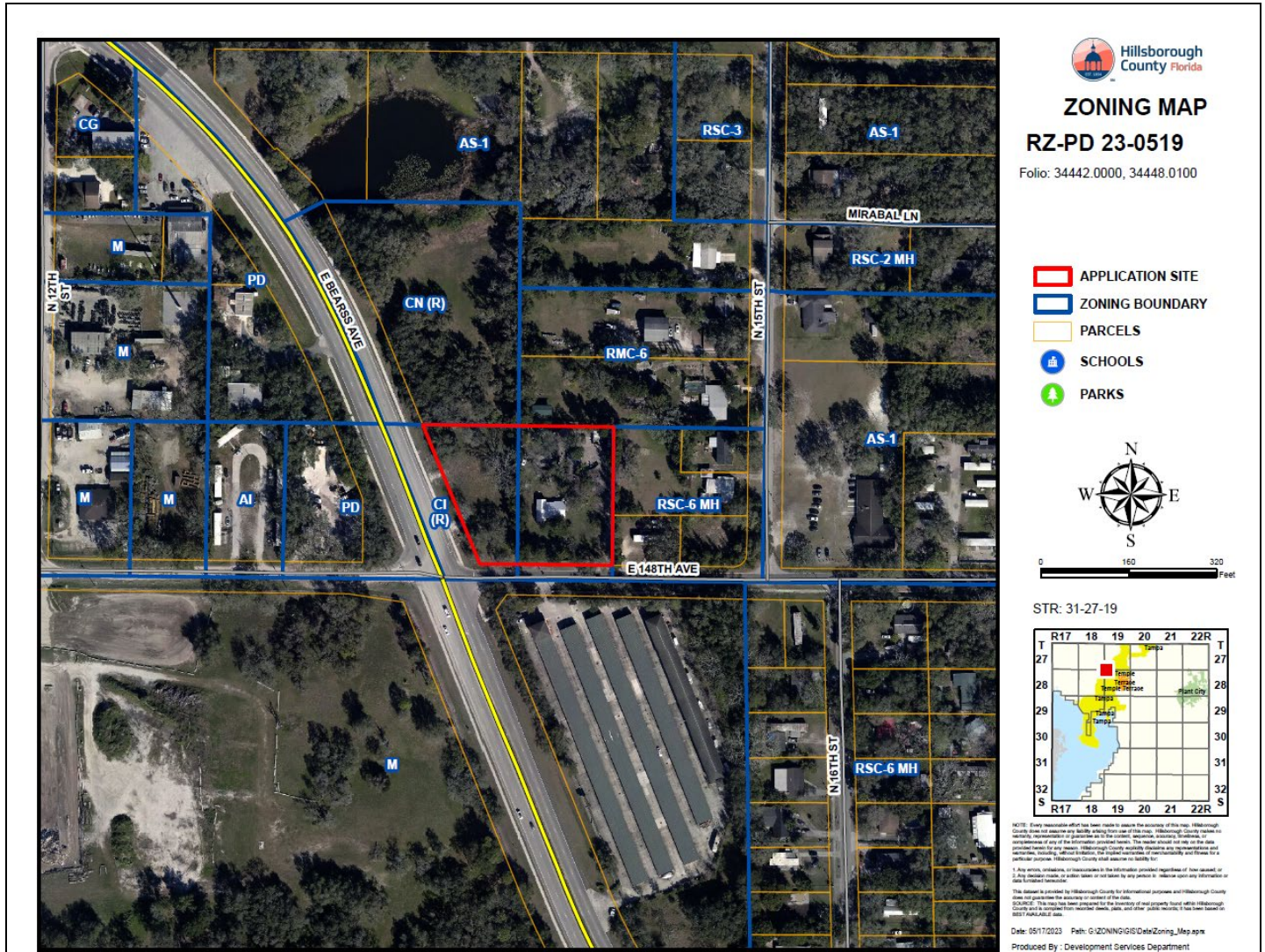
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/AC, 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development

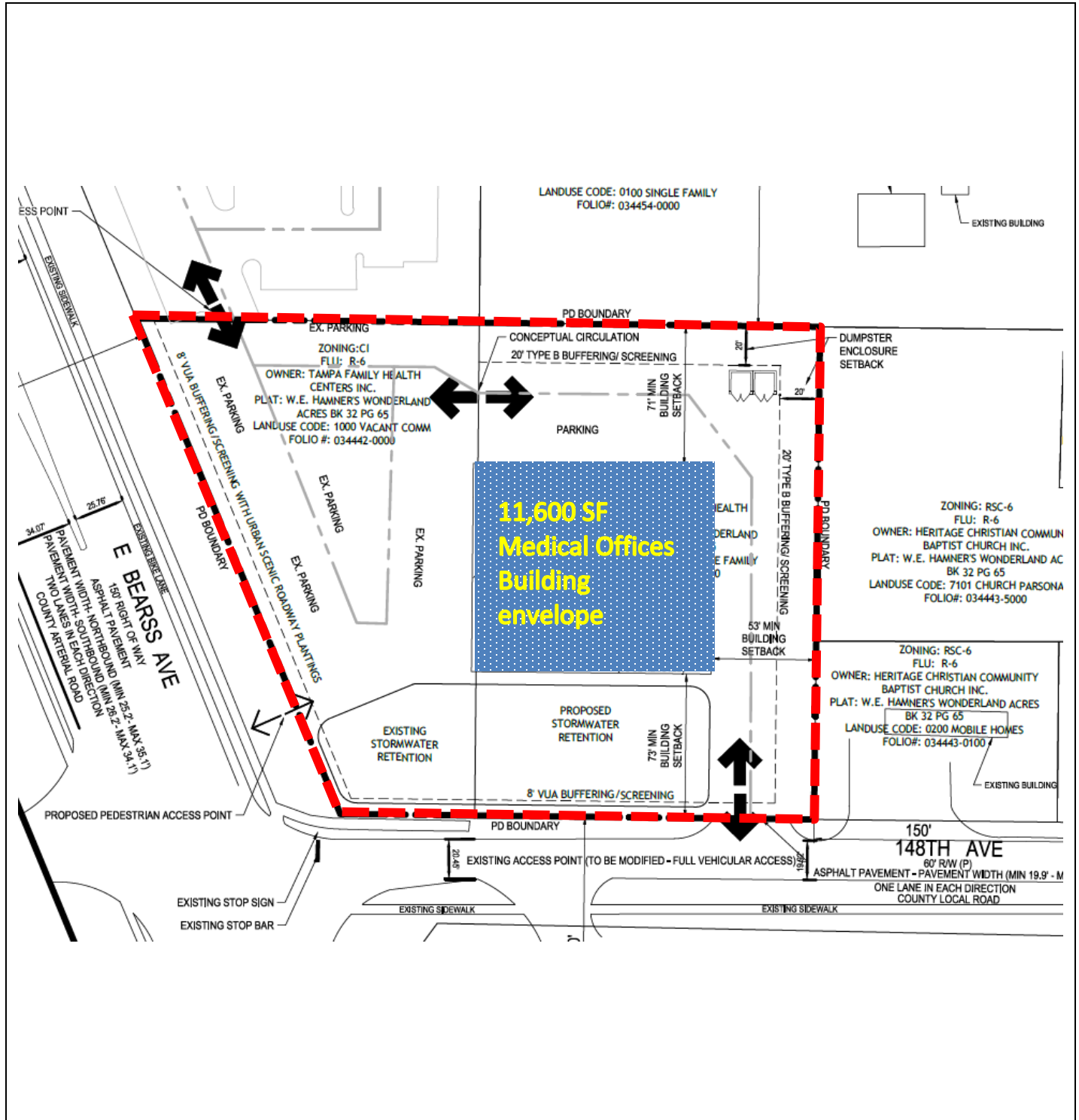
2.0 LAND USE MAP SET AND SUMMARY DATA

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	CN, RMC-6	0.20 FAR, 6 DU/AC	Commercial Neighborhood, Multi family	Medical Office, Single Family
South	M	0.75 FAR	Manufacturing	Mini Warehouse
East	RSC-6 (MH)	6 DU/AC	Single Family Residential, Mobile Homes	Mobile home, Church
West	PD 18-0101	0.5 FAR	Dry Mix concrete batch plant	Industrial



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
148th Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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
Bearss Ave.	County Arterial - Rural	8 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,548	339	253
Proposed	418	36	46
Difference (+/-)	-3,130	-303	-207

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South	x	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
148 th Ave./Substandard Roadway	Design Exception Requested	Approvable
148 th VE./Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 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 checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Clinic (Per 1,000 s.f.) Mobility: \$33,345 * 11.6 = \$386,802 Fire: \$95 * 11.6 = \$1,102				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 proposed uses are compatible to the current CI (Commercial Intensive) allowed uses and is and compatible with the surrounding commercial uses.

The proposed Maximum 0.15 FAR is allowable in the RES-6 Comprehensive Plan category. Furthermore, the proposed building area will not intrude into the required setbacks, nor will decrease the required buffers or screening. Additionally, the proposed FAR will have minimal impact on the transportation network. Per the Transportation Staff, the proposed modification would result in a decrease in maximum potential trips generated by the subject site by -3,130 daily trips.

Given the above, staff finds the proposed rezoning to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 25, 2023.

6.0 PROPOSED CONDITIONS

1. The project shall be permitted a maximum of 11,600 square feet for Professional Services and Health Practitioner's Offices.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the following development standards:

Minimum Lot Size: 20,000 S.F.

Minimum Lot Width: 100-Feet

Front Building Setback (West, along 24th St. SE): 30-Feet

Side Building Setbacks (East): 53-Feet

Side Building Setback (North): 71-Feet

Maximum Building coverage: 11,600 S.F

Maximum Impervious Surface: 70%

Maximum building Height: 20- feet

20-foot Buffer, type B screening (North, East) as shown on the plan

8-foot Vehicular Use Area Buffer (West and South)

Bearss Avenue is an Urban Scenic Roadway the planting of one street tree per 40 feet of frontage shall be required along the western PD boundary. The planting of one canopy tree for every 50 feet of yard frontage shall also be required.

3. If PD 23-0519 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on 148th Ave. The developer shall construct improvements to 148th Ave. consistent with the Design Exception (dated November 5, 2023) and found approvable by the County Engineer (November 6, 2023). Specifically, the developer shall widen the lanes to 12 feet from the project access connection to Bearss Ave.

4. If PD 23-0519 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 5, 2023), which was found approvable on November 6, 2023. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the 148th Ave. project access and next connection to the east) such that a minimum spacing of +/- 42 feet is permitted.

5. Vehicle parking shall be provided at a rate of 4.59 spaces per 1,000 square feet per the requested Planned Development Variation. Additionally, bicycle parking shall be at a rate of 5% of 5 vehicles per 1,000 square feet.

6. A sidewalk shall be constructed along the project's 148th Ave. frontage consistent with the LDC.


7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

8. Notwithstanding anything shown in the PD site plan, internal pedestrian sidewalks and ADA accessible routes shall be provided consistent with the LDC.

9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

10. 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
Tue Nov 7 2023 07:44:52

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 13, 2023 Report Prepared: November 1, 2023	Petition: PD 23-0519 0 Bearss Avenue and 1314 East 148th Avenue <i>Northeast corner of East Bearss Avenue and East 148th Avenue</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	None
Request	Planned Development (PD) to allow for 11,600 sq. ft. of medical office use.
Parcel Size	1.69 ± acres (73,616.4 sq. ft.)
Street Functional Classification	Bearss Avenue– County Arterial East 148 th Avenue– Major Local
Locational Criteria	Meets
Evacuation Zone	None



Context

- The 1.69 ± acre subject site is located on the northeastern corner of East Bearss Avenue and East 148th Avenue.
- The site is located within the Urban Service Area and is within the limits of the University Area Community Plan.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet locational criteria for specific land uses.
- RES-6 surrounds the subject site directly to the north, east, and south. Directly west past Bearss Avenue is Light Industrial (LI). Further east is Residential-12 (RES-12), further southeast is Public/Quasi-Public (P/QP), and further south is Residential-20 (RES-20), as well as further west is Office Commercial-20 (OC-20) Future Land Use map categories.
- The subject currently has two existing uses. The portion of the parcel to the west has vacant land use. The portion of the parcel to the east has single-family residential land use. There are additional single-family residential uses to the east and north. Also, there is light commercial land uses to the north as well. There are public/quasi-public institutions uses to the east. South from the subject site past East 148th Avenue is light industrial. To the west past Bearss Avenue there are heavy industrial, light industrial, heavy commercial, and mobile home park uses. To the northwest there is also additional light commercial uses. As well as additional vacant uses further east from the subject site.
- The subject site is currently zoned as Commercial, Intensive (CI) and Residential, Multi-Family Conventional-6 (RMC-6). Additional RMC-6 zoning surrounds the parcel to the north and northeast. North of the subject site is also Commercial, Neighborhood (CN) and directly east from the site is Residential Single-Family Conventional-6 (RSC-6). West of the site is Planned Development (PD). South of the subject site is Manufacturing (M).
- The applicant is requesting a Planned Development (PD) to allow for 11, 600 sq. ft. of medical office use.

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

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not

impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) limiting commercial development in residential land use categories to neighborhood scale;*
- c) requiring buffer areas and screening devices between unlike land uses;*

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

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

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*

d) transportation/pedestrian connections

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

Neighborhood and Community Serving Uses

Objective 17: 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 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria: The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

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

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: 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.*

Community Design Component

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:

The 1.69 ± acre subject site is located on the northeastern corner of the Bearss Avenue and East 148th Avenue intersection. The subject site is located in the Urban Service Area (USA). It is not located within the limits of any Community Plan. The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. The applicant is requesting a Planned Development (PD) for a 11,600 sq. ft. medical office use.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by directing new growth to the USA where 80 percent of future growth is to occur. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. Policy 1.4 of the FLUE defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. It is not defined to mean “the same as”, but rather it refers to the sensitivity of development proposals in maintaining the character of existing development. The proposed planned development is consistent with this objective.

The subject site currently has a vacant land and single-family residential use. Additional vacant uses exist further east. Directly east from the site is Heritage Christian Community Baptist Church. Directly south from the subject site past East 148th Avenue are light industrial uses. To the west past Bearss Avenue there are a variety of uses such as heavy industrial, additional light industrial, heavy commercial and a mobile home park. North from the subject site is light commercial uses and single-family residential uses.

Objective 16 of the FLUE seeks to protect existing neighborhoods and communities, and to force new developments to conform to the surrounding development pattern. Policy 16.1 establishes that planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as locational criteria for non-residential uses, limiting commercial development to neighborhood scale, and requiring buffers and screening devices. The applicant uploaded into Optix on August 2, 2023, an updated revised site plan that indicates measures to meet this policy direction. 16.1 also states that locational criteria shall be used for the placement of non-residential uses. The site meets Commercial Locational Criteria. Policies 16.2 and 16.3 aim to introduce the gradual transitions of intensities between different land uses, as well as ensuring that development be integrated with the adjacent and uses through mechanism such as the creation of like uses and/or complementary uses. Policy 16.5 strives to limit higher intensity non-residential land uses to collectors and arterials, the subject site is situated at the intersection between Bearss Avenue East and East 148th Avenue which are both county arterials and major local roadways. Based off the developmental pattern of the surrounding area and the subject site’s location the proposed planned development is consistent with the direction of this objective.

The Comprehensive Plan states that under the RES-6 Future Land Use Category, all non-residential uses shall meet locational criteria for specific land use. Objective 22 requires locational criteria for neighborhood serving commercial uses. The subject property is located at the northeastern corner of Bearss Avenue East and East 148th Avenue., the site does meet Commercial Locational Criteria (CLC). CLC is based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). East 148th Avenue/Bearss Avenue East is a qualifying intersection the site is located within 300 feet of the intersection. East 148th Avenue is a major local roadway. A major local roadway must connect to at least two or more collector or higher roadways, and/or be a primary access road to at least 500 dwelling units from a collector or arterial roadway. East 148th Avenue connects to both Bearss Avenue East and Livingston Avenue. Due to East 148th Avenue being a major local roadway, it is also a qualifying intersection. Per Policy 22.2, neighborhood serving

commercial uses located within 300 feet of an intersection are limited to a maximum building square footage per quadrant of the intersection. 75% of the subject property is located within 300 feet of the intersection node. Therefore, the site does meet CLC and per FLUE Policy 22.8 a waiver request was not required. However, the square footage requirement of a maximum of 5,000 square feet cannot be waived. The applicant's proposed plan development exceeds the limited amount required and thus is inconsistent with Objective 22 and its policies directions.

The Community Design Component of the Future Land Use Element Goal 17 states that commercial areas be developed in a manner that enhances the county's character. Objective 17-1 and Policy 17-1.4 urge the need for facilitation of site developments that appear purposeful and organized in character for the whole commercial environment. Planning Commission staff agrees that the applicant's proposal is aligned with this component of the Unincorporated Hillsborough County Comprehensive plan.

Planning Commission staff has minimal compatibility concerns as the Planned Development is consistent with the developmental pattern of the surrounding area. However, because the proposed development meets CLC, it cannot exceed the limited square footage requirement per Policy 22.2 of the FLUE. As is, the proposed square footage of 11,600 square feet far exceeds the square footage limit of 5,000 square feet. Policy 22.8 explicitly states that the square footage requirement of the plan "cannot be waived". Therefore, because the applicant has not modified the proposed project to meet the criteria outlined in this Objective despite several conversations with staff, the request remains inconsistent with the Comprehensive Plan.

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

Recommendation

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

as
HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ PD 23-0519

<all other values>

Rezonings
STATUS

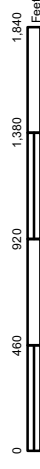
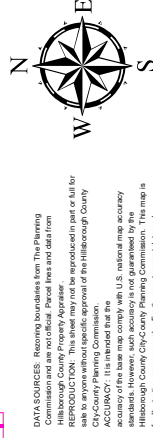
APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Legend:

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

Color	Label
Light Blue	WARM NATURAL LULU C. Wet_Poly
Light Blue	AGRICULTURAL/MINING-1/20 (.25 FAR)
Light Green	PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
Light Green	AGRICULTURAL-1/10 (.25 FAR)
Light Green	AGRICULTURAL/RURAL-1/5 (.25 FAR)
Light Green	AGRICULTURAL ES/ATE-1/2.5 (.25 FAR)
Light Green	RESIDENTIAL-1 (.25 FAR)
Light Green	RESIDENTIAL-2 (.25 FAR)
Light Green	RESIDENTIAL PLANNED-2 (.35 FAR)
Light Yellow	RESIDENTIAL-4 (.25 FAR)
Light Yellow	RESIDENTIAL-6 (.25 FAR)
Light Yellow	RESIDENTIAL-9 (.35 FAR)
Orange	RESIDENTIAL-12 (.35 FAR)
Orange	RESIDENTIAL-16 (.35 FAR)
Orange	RESIDENTIAL-20 (.35 FAR)
Brown	RESIDENTIAL-35 (1.0 FAR)
Brown	NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)	INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
URBAN MIXED USE-20 (1.0 FAR)	OFFICE COMMERCIAL-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)	RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER FAR RE-INDUSTRY/COMMERCE)	HEAVY INDUSTRIAL (7.5 FAR)
LIGHT INDUSTRIAL PLANNED (.75 FAR)	PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION	WINDUML VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE	



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