**Rezoning Application:** RZ STD 24-1203

**Zoning Hearing Master Date:** 12/16/2024 **BOCC Land Use Meeting Date:** 02/11/2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: Residential-4

Service Area: Urban

Site Acreage: 0.70 acres +/-

Community Plan Area: Brandon

Overlay: None

Special District: None

Reguest: Rezone from RSC-2 to CN-R



# **Introduction Summary:**

The applicant is requesting to rezone property from RSC-2 (Residential, Single Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant is proposing to prohibit certain uses permitted in the CN district: drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. Access to Bloomingdale Ave. shall also be prohibited.

Zoning:	Existing	Proposed
District(s)	RSC-2	CN-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Neighborhood Commercial, Office and Personal Services
Acreage	0.70 +/-	0.70 +/-
Density/Intensity	2 dwelling units per acre	0.20 FAR
Mathematical Maximum*	1 dwelling unit	6,098.42 sq ft

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-2	CN-R
Lot Size / Lot Width	21,780 sq ft / 100'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front (South and East) 10' Sides (North and West)	30' Front (South and East) 10'-20' Type A or Type B Buffer, depending on use (North) 0'-10' Type B or No Buffer, depending on use (West)
Height	35′	35′

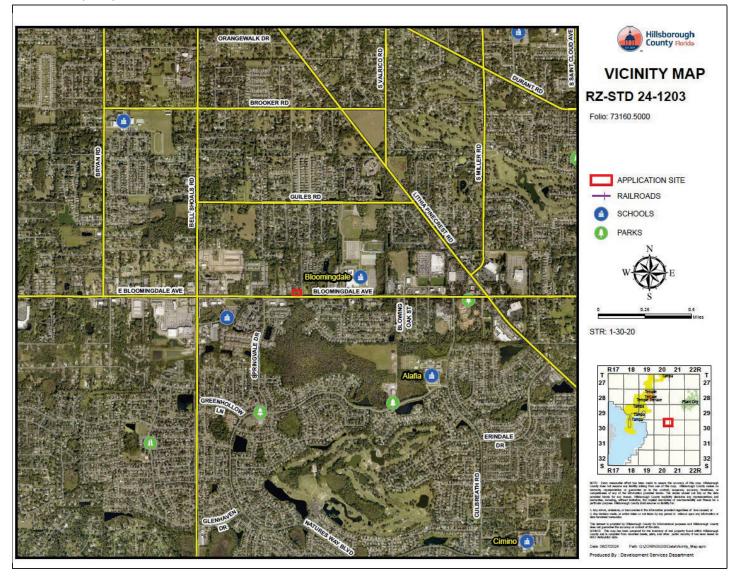
Additional Information:	
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:	Development Services Recommendation
Inconsistent	Not Supportable

Case Reviewer: Michelle Montalbano

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



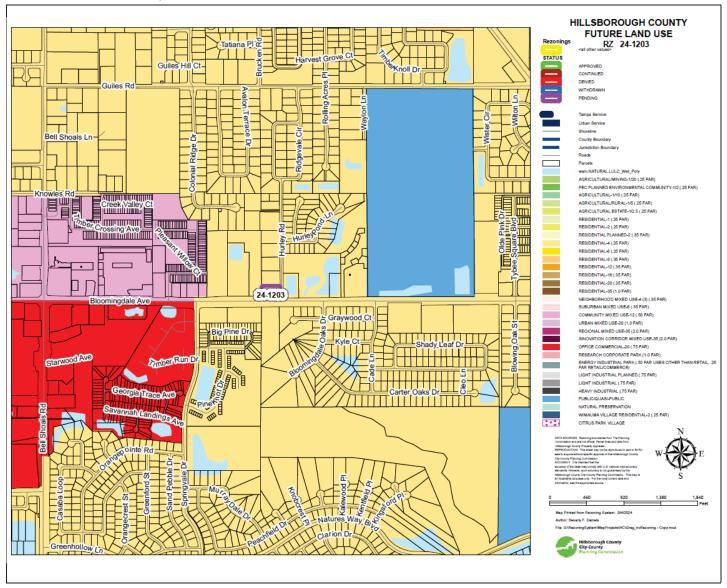
# **Context of Surrounding Area:**

The subject property is located in Brandon along Bloomingdale Ave. The surrounding area consists of mixed uses, including single-family residential and multi-family residential. Along Bloomingdale Ave. are neighborhood commercial uses, office uses, institutional uses, schools, and child care centers.

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



Case Reviewer: Michelle Montalbano

Future Land Use Category:	Residential-4 (R-4)
Maximum Density/F.A.R.:	4 DU / GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. Residential, suburban scale commercial, office uses, and multi-purpose uses. Non-residential uses shall meet locational criteria for specific land use.

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

ASC-1

ASC-1

East

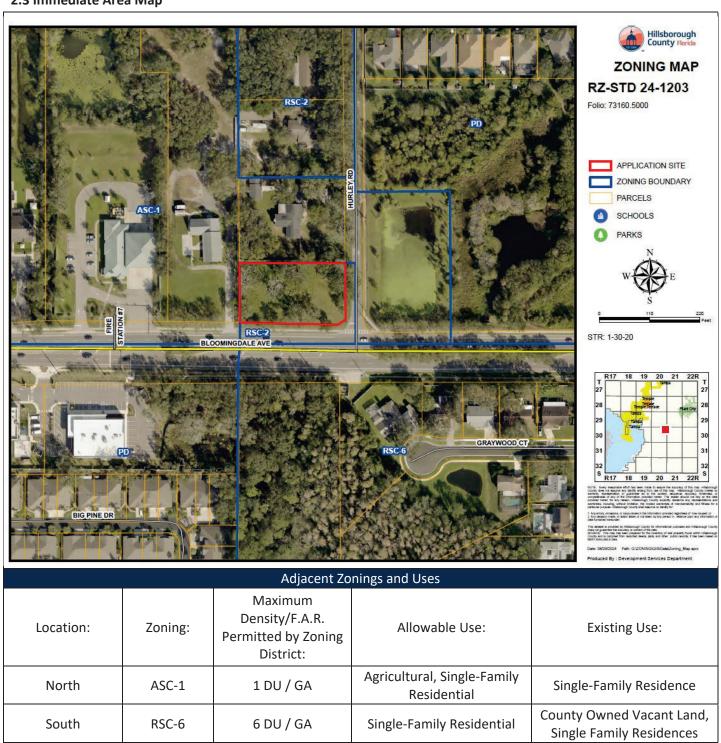
West

1 DU / GA

1 DU / GA or 0.25

**FAR** 

#### 2.3 Immediate Area Map



Agricultural, Single-Family

Residential

Agricultural, Single-Family

Residential

Case Reviewer: Michelle Montalbano

**County Owned Retention** 

Area

Church

APPLICATION NUMBER: R2-5TD 24-1203 ZHM HEARING DATE: Pecumber 16, 2024 BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano  2.0 LAND USE MAP SET AND SUMMARY DATA  2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)  N/A			
2.0 LAND USE MAP SET AND SUMMARY DATA  2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)	APPLICATION NUMBER:	RZ-STD 24-1203	
2.0 LAND USE MAP SET AND SUMMARY DATA  2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)			
2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)	BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Michelle Montalbano
N/A	2.4 Proposed Site Plan (	partial provided below for size	and orientation purposes. See Section 8.0 for full site plan)
N/A			
			N/A

APPLICATION NUMBER:	RZ-STD 24-1203	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Michelle Montalbano

# 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	
Hurley Road	County Local - Rural	2 Lanes  ☑ Substandard Road  ☑ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	
Bloomingdale Ave	County Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	10	1	1		
Proposed	2,748	264	172		
Difference (+/-)	+2,738	+263	+171		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cros	s Access 🛮 Not ap	plicable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:	•		•	•

Design Exception/Administrative Variance	Not applicable for this request	
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional Information/Comments
	⊠ Yes	☐ Yes	Requested  ☐ Yes	Wetlands present. See
Environmental Protection Commission	□ No	⊠ No	⊠ No	agency comments.
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	ater Wellfield Pro	tection Area	
	☐ Significan	t Wildlife Habitat		
$\square$ Use of Environmentally Sensitive Land		igh Hazard Area		
Credit	-	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
$\square$ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	☐ Yes ☐ No	
$\square$ Off-site Improvements Provided	□ No	⊠ No	□ NO □ N/A	
⊠ N/A				
Service Area/ Water & Wastewater	⊠ Vec	□Vas	П Удс	Connection to County
□ City of Tampa	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	water and wastewater
•				·
□ City of Tampa	□ No	⊠ No	⊠ No	water and wastewater
<ul><li>☑ Urban</li><li>☐ City of Tampa</li><li>☐ Rural</li><li>☐ City of Temple Terrace</li></ul>	□ No	⊠ No □ Yes	⊠ No  ☐ Yes	water and wastewater
<ul><li>☑ Urban</li><li>☐ City of Tampa</li><li>☐ Rural</li><li>☐ City of Temple Terrace</li><li>Hillsborough County School Board</li></ul>	□ No	⊠ No	⊠ No	water and wastewater
<ul> <li>☑ Urban ☐ City of Tampa</li> <li>☐ Rural ☐ City of Temple Terrace</li> <li>Hillsborough County School Board</li> <li>Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A</li> </ul>	□ No	⊠ No □ Yes	⊠ No  ☐ Yes	water and wastewater
☑Urban ☐ City of Tampa   ☐Rural ☐ City of Temple Terrace     Hillsborough County School Board   Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A   Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	□ No	⊠ No □ Yes	⊠ No  ☐ Yes	water and wastewater
⊠Urban ☐ City of Tampa   ☐ Rural ☐ City of Temple Terrace    Hillsborough County School Board  Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A  Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A  Impact/Mobility Fees  Comprehensive Plan:	□ No	⊠ No □ Yes	⊠ No  ☐ Yes	water and wastewater
⊠Urban ☐ City of Tampa   ☐ Rural ☐ City of Temple Terrace    Hillsborough County School Board  Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A  Inadequate   Impact/Mobility Fees    Comprehensive Plan:  Planning Commission	☐ No ☐ Yes ☐ No Comments	⊠ No  □ Yes □ No	<ul><li>No</li><li>Yes</li><li>No</li></ul> Conditions	water and wastewater required.  Additional
☑Urban ☐ City of Tampa   ☐Rural ☐ City of Temple Terrace    Hillsborough County School Board  Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A  Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A  Impact/Mobility Fees  Comprehensive Plan:  Planning Commission ☐ Meets Locational Criteria ☐ N/A	☐ No ☐ Yes ☐ No Comments	<ul><li>✓ No</li><li>✓ Yes</li><li>☐ No</li><li>Findings</li><li>✓ Inconsistent</li></ul>	<ul><li>No</li><li>Yes</li><li>No</li></ul> Conditions Requested □ Yes	water and wastewater required.  Additional
⊠Urban ☐ City of Tampa   ☐ Rural ☐ City of Temple Terrace    Hillsborough County School Board  Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A  Inadequate   Impact/Mobility Fees    Comprehensive Plan:  Planning Commission	☐ No ☐ Yes ☐ No ☐ No Comments Received	<ul><li>✓ No</li><li>✓ Yes</li><li>☐ No</li><li>Findings</li></ul>	<ul><li>No</li><li>Yes</li><li>No</li><li>Conditions</li><li>Requested</li></ul>	water and wastewater required.  Additional

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The approximate 0.70-acre property is currently classified as vacant. The abutting property to the north is occupied by a single-family residence zoned ASC-1. Abutting to the west is a church zoned ASC-1. The site is located along Bloomingdale Ave., a 4-lane divided roadway. Across Bloomingdale Ave. to the south is a single-family residential development zoned RSC-6 and County owned vacant lands. Across Hurley Rd. to the east is a County owned retention and wetland area zoned ASC-1. The nearby vicinity along Bloomingdale Ave. consists of child care centers, light commercial uses, office uses, public institutional uses, Bloomingdale Senior High School, and multi-family residential uses. Along Hurley Rd. are single-family residential homes zoned RSC-2 and RSC-3.

To address compatibility concerns, the applicant has offered to prohibit the following uses: all drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. The proposed restriction prohibits some of the high traffic potential uses permitted in the CN district, such as fast food with drive throughs, which could negatively impact the area with traffic congestion. To the direct east and south are vacant retention areas, which would buffer the proposed commercial district.

However, the proposed CN-R zoning district allows retail uses, which is not consistent with uses in the surrounding area. The immediate area is occupied by zoning districts which allow office/professional service, residential support uses (day care, churches, etc.), residential, and agricultural uses. The PD tract across Bloomingdale Ave. just southwest of the subject site only permits banks, offices, professional services, and child care uses. The closest zoning district permitting similar retail uses to CN-R is approximately over 2,000 feet to the west. Also, the potential CN-R uses may be too intense to be compatible with the abutting single-family residence to the north. A zoning district such as BPO would allow a better transition from the residential properties along Hurley Rd. to the non-residential development along Bloomingdale Ave.

Based on the above considerations, staff finds the CN-R zoning district incompatible with the uses, zoning districts, and development pattern of the surrounding area.

#### 5.2 Recommendation

Staff finds the request **not supportable.** 

#### **6.0 PROPOSED CONDITIONS**

The applicant has proposed the following restrictions:

- 1. No access to Bloomingdale Ave. shall be permitted.
- 2. The following uses shall be prohibited: drive through facilities, convenience stores with or without gas pumps, neighborhood motor vehicle repair, and car wash facilities.

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

# 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.

APPLICATION NUMBER: RZ-STD 24-1203

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 12/02/2024
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: Central/Brandon	PETITION NO: RZ 24-1203
	This agency has no comments.	
X	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.	

# **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a parcel totaling +/- .70 acre from Residential Single Family Conventional (RSC-2) to Commercial Neighborhood - Restricted (CN-R). The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, convenience stores with or without gas stations, motor vehicle repair, and car washes. Additionally, the application proposes to prohibit access to Bloomingdale Ave. The site is located on the northwest quadrant of the intersection of Hurley Road and Bloomingdale Ave. The Future Land Use designation of the site is Residential 4 (R-4).

# Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
CN-R, Fast Food Without Drive Thru (ITE Code 933) 6,098sqft	2,748	264	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume		PM
Difference	+2,738	+263	+171

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hurley Road and Bloomingdale Ave.

Hurley Road is a 2-lane, undivided, county maintained, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, a +/- 5 ft sidewalk on the eastern side of the right-of-way, no bicycle facilities or sidewalks present in the vicinity of the proposed project, and within +/- 50 ft of the right-of-way.

Bloomingdale Ave is a 4-lane, divided, county maintained, standard, urban arterial roadway. The roadway is characterized by +/- 11 ft travel lanes, +/- 4 ft bike lanes on both sides of the right-of-way, +/- 5 ft sidewalks on both sides of the right-of-way, and within +/- 135 ft of the right-of-way.

#### SITE ACCESS

As previously stated in this report, the applicant has proposed to prohibit access to Bloomingdale Ave. It is anticipated that the site will have access to Hurley Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of

our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Bloomingdale Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on an arterial road in favor of placing the access on a lower classified local road (i.e. Hurley Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hurley Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway From To			LOS Standard	Peak Hr. Directional LOS
Bloomingdale Ave	Bell Shoals Road	Lithia Pinecrest Road	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 24-1203
Hearing date:	December 16, 2024
Applicant:	Todd Pressman
Request:	Rezone to CN-R
Location:	Northwest corner of Bloomingdale Avenue and Hurley Road, Valrico
Parcel size:	0.7 acres +/-
Existing zoning:	RSC-2
Future land use designation:	Res-4 (4 du/ga; .25 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon Community Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** RZ STD 24-1203

**Zoning Hearing Master Date:** 12/16/2024 **BOCC Land Use Meeting Date:** 02/11/2025



**Development Services Department** 

#### **1.0 APPLICATION SUMMARY**

Applicant: Todd Pressman

FLU Category: Residential-4

Service Area: Urban

Site Acreage: 0.70 acres +/-

Community Plan Area: Brandon

Overlay: None

Special District: None

Reguest: Rezone from RSC-2 to CN-R



# Introduction Summary:

The applicant is requesting to rezone property from RSC-2 (Residential, Single Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant is proposing to prohibit certain uses permitted in the CN district: drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. Access to Bloomingdale Ave. shall also be prohibited.

Zoning:	Existing	Proposed
District(s)	RSC-2	CN-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Neighborhood Commercial, Office and Personal Services
Acreage 0.70 +/-		0.70 +/-
Density/Intensity 2 dwelling units per acre		0.20 FAR
Mathematical Maximum*	1 dwelling unit	6,098.42 sq ft

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-2	CN-R
Lot Size / Lot Width	21,780 sq ft / 100'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front (South and East) 10' Sides (North and West)	30' Front (South and East) 10'-20' Type A or Type B Buffer, depending on use (North) 0'-10' Type B or No Buffer, depending on use (West)
Height	35′	35′

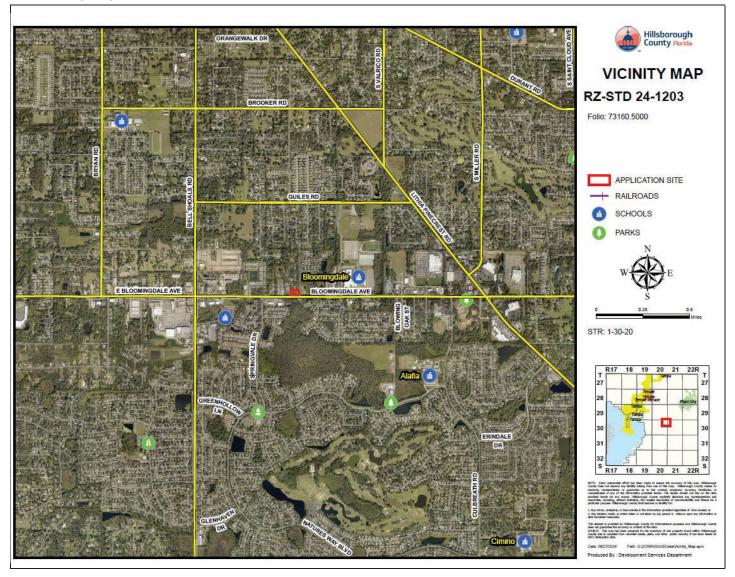
Additional Information:		
PD Variation(s)	None requested as part of this application.	
Waiver(s) to the Land Development Code	None requested as part of this application.	

Planning Commission Recommendation:	Development Services Recommendation
Inconsistent	Not Supportable

Case Reviewer: Michelle Montalbano

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map



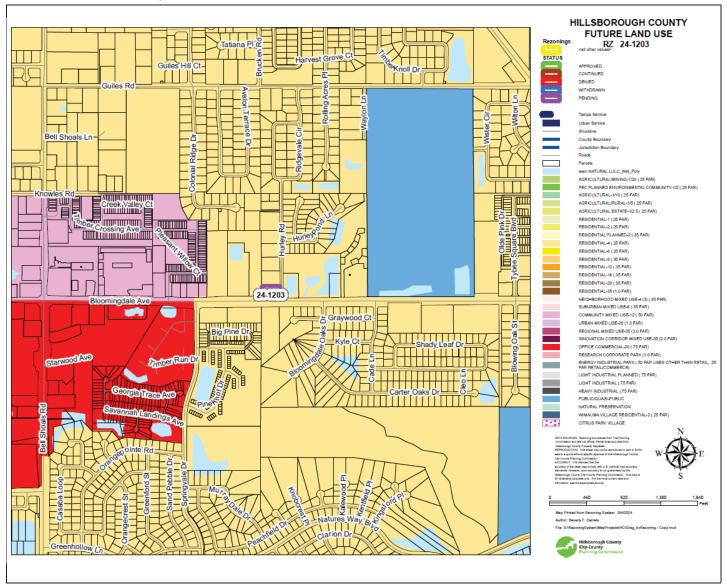
# **Context of Surrounding Area:**

The subject property is located in Brandon along Bloomingdale Ave. The surrounding area consists of mixed uses, including single-family residential and multi-family residential. Along Bloomingdale Ave. are neighborhood commercial uses, office uses, institutional uses, schools, and child care centers.

#### Case Reviewer: Michelle Montalbano

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

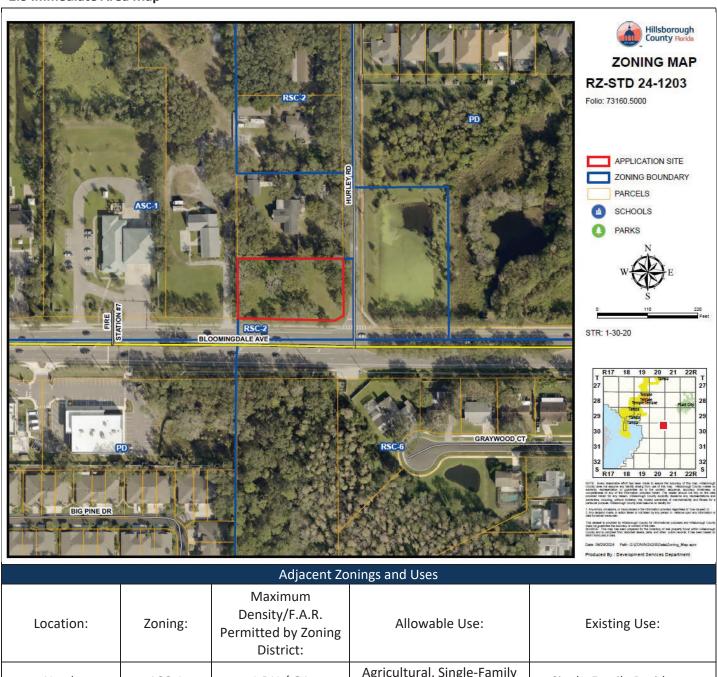


Future Land Use Category:	Residential-4 (R-4)
Maximum Density/F.A.R.:	4 DU / GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. Residential, suburban scale commercial, office uses, and multi-purpose uses. Non-residential uses shall meet locational criteria for specific land use.

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



Case Reviewer: Michelle Montalbano

.,				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU / GA	Agricultural, Single-Family Residential	Single-Family Residence
South	RSC-6	6 DU / GA	Single-Family Residential	County Owned Vacant Land, Single Family Residences
East	ASC-1	1 DU / GA	Agricultural, Single-Family Residential	County Owned Retention Area
West	ASC-1	1 DU / GA or 0.25 FAR	Agricultural, Single-Family Residential	Church

APPLICATION NUMBER:	RZ-STD 24-1203	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	December 16, 2024 February 11, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan	(partial provided below for s	ize and orientation purposes. See Section 8.0 for full site plan)
		N/A
		19/14

APPLICATION NUMBER:	RZ-STD 24-1203	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Michelle Montalbano

# 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	
Hurley Road	County Local - Rural	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	
Bloomingdale Ave	County Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request					
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	10	1	1		
Proposed	2,748	264	172		
Difference (+/-)	+2,738	+263	+171		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access   ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•		•	•	

Design Exception/Administrative Variance   ☐ Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: RZ-STD 24-1203

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	⊠ Yes	☐ Yes ☑ No	☐ Yes ⊠ No	Wetlands present. See agency comments.		
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No			
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No			
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	<ul><li>☐ Significant</li><li>☐ Coastal Hi</li><li>☑ Urban/Su</li><li>☐ Adjacent</li></ul>	□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☐ N/A	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ☐ No ☑ N/A			
Service Area/ Water & Wastewater  □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	Connection to County water and wastewater required.		
Hillsborough County School Board  Adequate □ K-5 □6-8 □9-12 ⊠ N/A  Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No			
Impact/Mobility Fees						
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
Planning Commission  ☐ Meets Locational Criteria ☐ N/A  ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	<ul><li>☑ Inconsistent</li><li>☐ Consistent</li></ul>	□ Yes ⊠ No			

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The approximate 0.70-acre property is currently classified as vacant. The abutting property to the north is occupied by a single-family residence zoned ASC-1. Abutting to the west is a church zoned ASC-1. The site is located along Bloomingdale Ave., a 4-lane divided roadway. Across Bloomingdale Ave. to the south is a single-family residential development zoned RSC-6 and County owned vacant lands. Across Hurley Rd. to the east is a County owned retention and wetland area zoned ASC-1. The nearby vicinity along Bloomingdale Ave. consists of child care centers, light commercial uses, office uses, public institutional uses, Bloomingdale Senior High School, and multi-family residential uses. Along Hurley Rd. are single-family residential homes zoned RSC-2 and RSC-3.

To address compatibility concerns, the applicant has offered to prohibit the following uses: all drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. The proposed restriction prohibits some of the high traffic potential uses permitted in the CN district, such as fast food with drive throughs, which could negatively impact the area with traffic congestion. To the direct east and south are vacant retention areas, which would buffer the proposed commercial district.

However, the proposed CN-R zoning district allows retail uses, which is not consistent with uses in the surrounding area. The immediate area is occupied by zoning districts which allow office/professional service, residential support uses (day care, churches, etc.), residential, and agricultural uses. The PD tract across Bloomingdale Ave. just southwest of the subject site only permits banks, offices, professional services, and child care uses. The closest zoning district permitting similar retail uses to CN-R is approximately over 2,000 feet to the west. Also, the potential CN-R uses may be too intense to be compatible with the abutting single-family residence to the north. A zoning district such as BPO would allow a better transition from the residential properties along Hurley Rd. to the non-residential development along Bloomingdale Ave.

Based on the above considerations, staff finds the CN-R zoning district incompatible with the uses, zoning districts, and development pattern of the surrounding area.

#### 5.2 Recommendation

Staff finds the request **not supportable.** 

#### **6.0 PROPOSED CONDITIONS**

The applicant has proposed the following restrictions:

- 1. No access to Bloomingdale Ave. shall be permitted.
- 2. The following uses shall be prohibited: drive through facilities, convenience stores with or without gas pumps, neighborhood motor vehicle repair, and car wash facilities.

Zoning Administrator Sign Off:	J. Brian Grady
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BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

# 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.

APPLICATION NUMBER: RZ-STD 24-1203

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 12/02/2024
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: Central/Brandon	PETITION NO: RZ 24-1203
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

# **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a parcel totaling +/- .70 acre from Residential Single Family Conventional (RSC-2) to Commercial Neighborhood - Restricted (CN-R). The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, convenience stores with or without gas stations, motor vehicle repair, and car washes. Additionally, the application proposes to prohibit access to Bloomingdale Ave. The site is located on the northwest quadrant of the intersection of Hurley Road and Bloomingdale Ave. The Future Land Use designation of the site is Residential 4 (R-4).

# Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
CN-R, Fast Food Without Drive Thru (ITE Code 933) 6,098sqft	2,748	264	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,738	+263	+171

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hurley Road and Bloomingdale Ave.

Hurley Road is a 2-lane, undivided, county maintained, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, a +/- 5 ft sidewalk on the eastern side of the right-of-way, no bicycle facilities or sidewalks present in the vicinity of the proposed project, and within +/- 50 ft of the right-of-way.

Bloomingdale Ave is a 4-lane, divided, county maintained, standard, urban arterial roadway. The roadway is characterized by +/- 11 ft travel lanes, +/- 4 ft bike lanes on both sides of the right-of-way, +/- 5 ft sidewalks on both sides of the right-of-way, and within +/- 135 ft of the right-of-way.

#### SITE ACCESS

As previously stated in this report, the applicant has proposed to prohibit access to Bloomingdale Ave. It is anticipated that the site will have access to Hurley Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of

our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Bloomingdale Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on an arterial road in favor of placing the access on a lower classified local road (i.e. Hurley Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hurley Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service					
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS	
Bloomingdale Ave	Bell Shoals Road	Lithia Pinecrest Road	D	С	

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on December 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

# **Applicant**

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

Dr. Kevan Kruse spoke in support of the rezoning and provided testimony as reflected in the hearing transcript.

# **Development Services Department**

Ms. Michelle Montalbano, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

# **Planning Commission**

Ms. Derek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

#### **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

#### **Applicant Rebuttal**

Mr. Pressman stated the applicant had nothing further

The zoning master closed the hearing on RZ-STD 24-1203.

#### C. EVIDENCE SUMBITTED

Ms. Ashley Rome submitted to the record at the hearing a copy of the revised Development Services staff report.

Mr. Pressman submitted to the record at the hearing a copy of the applicant's presentation slides.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 0.7 acres of undeveloped land at the northwest quadrant of Bloomingdale Avenue and Hurley Road, Valrico.
- 2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned RSC-2.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
- 4. The general area surrounding the Subject Property consists of a mix of residential, place of worship, medical office, childcare, and school uses. Adjacent properties include a residential single-family home parcel zoned ASC-1 to the north; Hurley Road and a county-owned parcel to the east; Bloomingdale Avenue to the south, with a county-owned parcel further south; and a place of worship to the west.
- 5. The applicant is requesting to rezone the Subject Property to CN-R. The applicant is proposing to prohibit certain uses allowed in the CN district: drive-through facilities; convenience stores with or without gasoline pumps; car wash facilities; and neighborhood motor vehicle repair. The applicant is proposing access to Bloomingdale Avenue shall also be prohibited.
- 6. Development Services Department staff found the proposed CN-R zoning would allow retail uses, which would not be compatible with the uses, zoning districts, and development pattern of the surrounding area. Staff found the intensity of the proposed zoning would be incompatible with the abutting residential parcel to the north. Staff concluded the proposed rezoning is not supportable.
- 7. Hillsborough County Transportation Review staff stated no objection to the proposed rezoning. Staff noted the applicant proposes to prohibit access to Bloomingdale Avenue. Staff found the proposed rezoning would result in a potential 2,748 daily trips, with 264 a.m. peak hour trips and 172 p.m. peach hour trips.
- 8. Planning Commission staff found the proposed rezoning does not meet comprehensive plan policies related to compatibility and neighborhood protection. Staff found the access on Hurley Road, a local roadway, is in direct conflict with Future Land Use Policy 16.5 and would introduce a development pattern that is too intense for the surrounding area. Staff found the Subject Property does not meet Commercial Locational Criteria. The applicant requested a waiver, which Planning Commission staff do not support. Staff found there are no unique circumstances to support a waiver. Staff found the proposed rezoning does not support the Brandon Community Plan's vision for the Suburban Character District.

Staff concluded the proposed rezoning is inconsistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

# E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is not in compliance with and does not further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is not consistent with the Unincorporated Hillsborough County Comprehensive Plan and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

# **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to CN-R. The applicant is proposing to prohibit certain uses allowed in the CN district: drive-through facilities; convenience stores with or without gasoline pumps; car wash facilities; and neighborhood motor vehicle repair. The applicant is proposing access to Bloomingdale Avenue shall also be prohibited.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **DENIAL** of request to rezone the Subject Property to CN-R.

Pamela Oo Hatley PhD, DD

Date:

January 9, 2025

Land Use Hearing Officer



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: December 16, 2024	Case Number: RZ 24-1203		
Report Prepared: December 5, 2024	Folio(s): 73160.5000		
	General Location: North of Bloomingdale Avenue and west of Hurley Road		
Comprehensive Plan Finding	INCONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Brandon		
Rezoning Request	Rezoning from Residential Single Family Conventional-2 (RSC-2) to Commercial Neighborhood Restricted (CN-R)		
Parcel Size	+/- 0.70 acres		
Street Functional Classification	Bloomingdale Avenue – <b>County Arterial</b> Bell Shoals Road – <b>County Collector</b> Hurley Road – <b>Local</b>		
Commercial Locational Criteria	Does not meet; Waiver request submitted		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-4	RSC-2	Vacant		
North	Residential-4	ASC-1 + RSC-2	Single-Family Residential		
South	Residential-4	PD + RSC-6	Single-Family Residential + Public Institutional + Light Commercial		
East	Residential-4 + Public/Quasi Public	ASC-1 + PD	Public Institutional + Educational		
West	Residential-4 + Commercial Mixed Use-12 + Office Commercial-20	ASC-1 + PD + RSC-3	Public Institutional + Educational		

#### **Staff Analysis of Goals, Objectives and Policies:**

The approximately 0.70± acre subject site is located north of Bloomingdale Avenue and west of Hurley Road. The site is in the Urban Service Area and within the limits of the Brandon Community Plan. The applicant is requesting to rezone the subject site from Residential Single Family Conventional-2 (RSC-2) to Commercial Neighborhood-Restricted (CN-R). The applicant is requesting CN-R zoning that restricts drive-through facilities, convenience stores with or without gas pumps, motor vehicle repair, and car wash facilities. Additionally, the applicant is proposing no access from Bloomingdale Avenue.

The subject site sits within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Though the proposed request is proposing growth within the Urban Service Area, the request is not consistent with Comprehensive Plan policy direction related to compatibility.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is 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 a 0.25 Floor Area Ratio (FAR). The approximately 0.70-acre site could be considered for up to 7,623 square feet of nonresidential development. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-

purpose projects. Non-residential uses are required to meet established locational criteria for specific land uses. The site does not meet established locational criteria for neighborhood commercial uses.

The subject site is currently zoned RSC-2. The applicant is proposing to rezone the subject site to CN-R to allow for commercial use(s) on site. The property is currently vacant. The applicant is requesting CN-R zoning that restricts drive-through facilities, convenience stores with or without gas pumps, motor vehicle repair, and car wash facilities. Additionally, the applicant is proposing no access from Bloomingdale Avenue. Although restrictions are proposed, there are compatibility concerns with the remaining range of commercial uses that could be permitted due to the existing single family homes immediately to the north of the subject site.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). County Transportation staff submitted comments into Optix on December 2, 2024 stating that they do not object to the request.

The proposed rezoning does not meet FLUE Objective 16 and Policies 16.1, 16.2, and 16.3 that relate to neighborhood protection. There is a single-family home directly to the north of the property with more single-family homes further north. There are also single-family homes across the street from the subject site. Public institutional uses currently exist to the east, west and south of the subject site, with single-family to the north and southeast. Light Commercial exists to the southwest across from Bloomingdale Avenue. FLUE Policy 16.5 which states that developments 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. The applicant proposes to restrict access from Bloomingdale Avenue (an arterial roadway) which would result in access from Hurley Road, a local road. This is in direct conflict with FLUE Policy 16.5. A rezoning to CN-R would introduce a development pattern that is too intense for the surrounding area and is inconsistent with policy direction relating to compatibility.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-4 FLUE category must be within 900 feet of a qualifying intersection. The closest qualifying intersection to the subject site is Bell Shoals Road, a two-lane roadway, and Bloomingdale Avenue, a four-lane roadway. The distance from the subject site and the qualifying intersection is roughly 2,800 feet and therefore, the site does not meet Commercial Locational Criteria. FLUE Objective 22 seeks to scale new commercial development consistent with the character of the area. The applicant has submitted a request to waive the CLC criteria, per FLUE Policy 22.8. PC staff have been unable to identify any unique circumstances that would warrant commercial uses being located at this site, and therefore recommend that the waiver request is not granted.

The subject site is within the limits of the Brandon Community Plan, specifically within the Brandon Suburban Character District on the Character Districts Map. Goal 6 of the Brandon Community Plan describes the Suburban Character District as primarily residential with predominantly single-family homes. The zoning request to CN-R does not align with the Suburban Character District's vision.

Overall, the proposed rezoning is inconsistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan and is not compatible with the existing and planned development pattern found in the surrounding area.

#### Recommendation

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

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

#### **FUTURE LAND USE ELEMENT**

#### **Urban Service Area**

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

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

#### **Land Use Categories**

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

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

#### Relationship to Land Development Regulations

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

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

#### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; 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.

#### 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 33 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.

**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 (CDC)**

#### 4.3 COMMERCIAL CHARACTER

**GOAL 9:** Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

**Policy 9-1.2**: Avoid "strip development patterns for commercial uses.

### 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

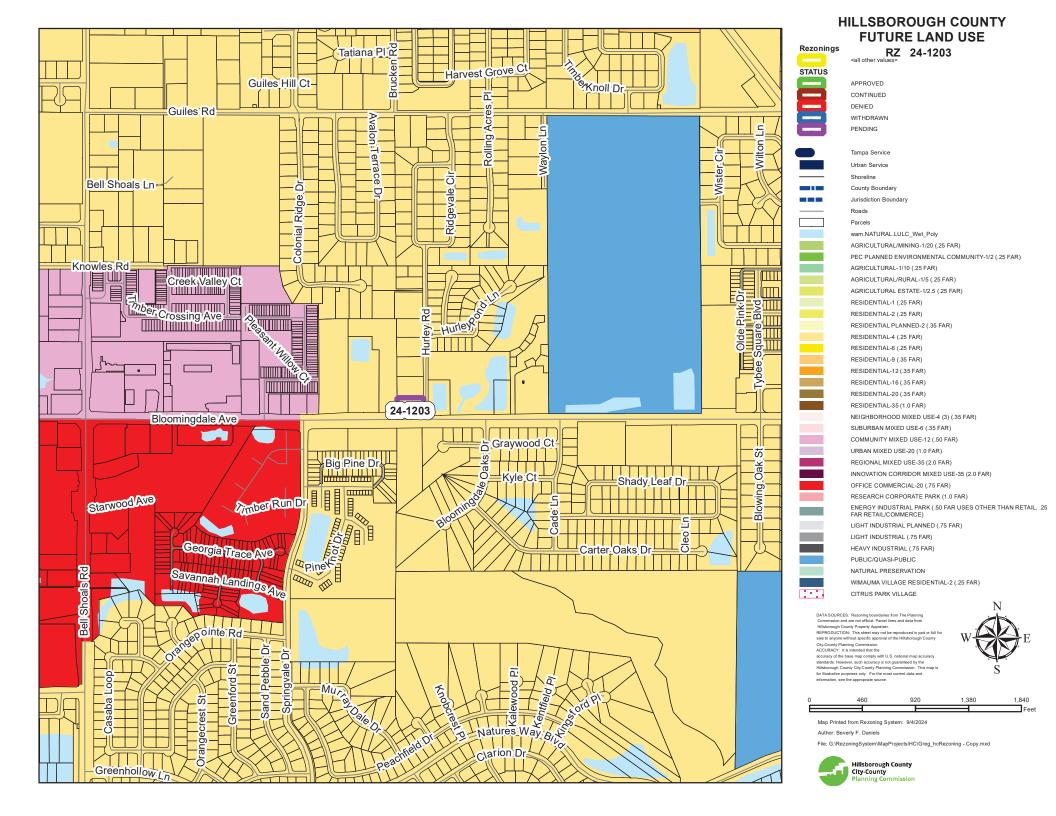
#### LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

RZ 24-1203

**Goal 6:** Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

**Suburban** - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

RZ 24-1203 7



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 12/02/2024
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: Central/Brandon	PETITION NO: RZ 24-1203
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	onditions.
	This agency objects for the reasons set forth below.	

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- .70 acre from Residential Single Family Conventional (RSC-2) to Commercial Neighborhood - Restricted (CN-R). The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, convenience stores with or without gas stations, motor vehicle repair, and car washes. Additionally, the application proposes to prohibit access to Bloomingdale Ave. The site is located on the northwest quadrant of the intersection of Hurley Road and Bloomingdale Ave. The Future Land Use designation of the site is Residential 4 (R-4).

#### Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CN-R, Fast Food Without Drive Thru (ITE Code 933) 6,098sqft	2,748	264	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
	way volume	AM	PM	
Difference	+2,738	+263	+171	

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hurley Road and Bloomingdale Ave.

Hurley Road is a 2-lane, undivided, county maintained, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, a +/- 5 ft sidewalk on the eastern side of the right-of-way, no bicycle facilities or sidewalks present in the vicinity of the proposed project, and within +/- 50 ft of the right-of-way.

Bloomingdale Ave is a 4-lane, divided, county maintained, standard, urban arterial roadway. The roadway is characterized by +/- 11 ft travel lanes, +/- 4 ft bike lanes on both sides of the right-of-way, +/- 5 ft sidewalks on both sides of the right-of-way, and within +/- 135 ft of the right-of-way.

#### **SITE ACCESS**

As previously stated in this report, the applicant has proposed to prohibit access to Bloomingdale Ave. It is anticipated that the site will have access to Hurley Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of

our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Bloomingdale Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on an arterial road in favor of placing the access on a lower classified local road (i.e. Hurley Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

#### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hurley Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	LOS Standard	Peak Hr. Directional LOS	
Bloomingdale Ave	Bell Shoals Road	Lithia Pinecrest Road	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **Transportation Comment Sheet**

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Hurley Road	County Local - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>		
Bloomingdale Ave	County Arterial - Urban	4 Lanes □ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>		

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	10	1	1			
Proposed	2,748	264	172			
Difference (+/-)	+2,738	+263	+171			

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•	-	•	•	

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	☐ Yes ☐ N/A ⊠ No	☐ Yes ☐ No ☑ N/A		

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Ioshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

#### **AGENCY COMMENT SHEET**

**REZONING** 

HEARING DATE: 10/15/2024 COMMENT DATE: 9/24/2024

PETITION NO.: 24-1203 PROPERTY ADDRESS: Bloomingdale and

Hurley Rd Ave, Valrico, FL 33596
EPC REVIEWER: Melissa Yanez

FOLIO #: 0731605000

CONTACT INFORMATION: (813) 627-2600 X 1360

EMAIL: yanezm@epchc.org

**REQUESTED ZONING: RSC-2 to CN** 

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	8/29/2023 via Rezoning 23-0771			
WETLAND LINE VALIDITY	NA needs Wetland Delineation			
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands located in the Southwest portion of site			
SOILS SURVEY, EPC FILES)	-			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

• The site plan may result in multiple wetland impacts (not depicted on the site plan) for site development which have not been authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant design this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with wetland impacts, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review. A pre-application meeting with EPC Wetlands staff is highly

recommended. WETPREAPP - Wetlands Division Pre-Application Meeting (formsite.com).

- The subject property contains wetland/other surface waters (OSW) areas (not depicted on the site plan), which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- EPC staff cannot approve plans at the construction phase if unapproved wetland impacts are depicted.

#### **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water
  impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and
  Basis of Review. Please be aware that a submittal provides no reliance that the wetlands may be
  developed as proposed and that EPC staff cannot approve plans at the construction phase if
  unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: drkdkruse@hotmail.com / todd@pressmaninc.com

#### Rome, Ashley

From: Chase D. Wetherington < cwetherington@teamhcso.com>

Sent: Monday, September 23, 2024 10:10 AM

**To:** Rome, Ashley

Cc: REYNOLDS, JENNIFER L; Montalbano, Michelle; DANIEL C JOYCE

**Subject:** Re: RE RZ STD 24-1203

External email: Use caution when clicking on links, opening attachments or replying to this email.

Ms. Rome,

I'm emailing you about this for same reason as before due to Jennifer Reynolds' absence. I have also CC'ed the Planner, Michelle Montalbano. On this document, I noted several issues. On the "Additional / Revised Information Sheet", Item 19 (Other Documents) was not checked. Also, on the "Project Narrative/Folio # 24-1203" sheet, the narrative contained numerous grammatical errors. I have no concerns with the project overwise.

Thank you,

#### Corporal Chase D. Wetherington

Hillsborough County Sheriff's Office District V - Community Services / Admin Department of Patrol Services Office: 813-318-5461 cwetherington@teamhcso.com

Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at (813) 247-8000 or US Mail at P.O. Box 3371, Tampa, FL 33601.

From: "JENNIFER L REYNOLDS" < jreynolds@teamhcso.com>
To: "CHASE D WETHERINGTON" < gwetherington@teamhcso.com

To: "CHASE D WETHERINGTON" < cwetherington@teamhcso.com>

**Cc:** "DANIEL C JOYCE" <djoyce@teamhcso.com> **Sent:** Friday, September 20, 2024 2:44:55 PM

Subject: Fwd: RE RZ STD 24-1203

One more...this one is for the Mosaic site in Riverview. Hopefully there will be no more today, have a good weekend!

Jennifer Reynolds

Office of Colonel Mike Hannaford

Administrative Specialist II | Department of Patrol Services

Office: 813-247-8008 JReynolds@teamHCSO.com Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to public records request, do no send electronic mail to this entity. Instead, contact the Hillsborough County Sheriff's Office via telephone at 813-247-8000 or US Mail at P.O. Box 3371, Tampa, FL 33601.

From: "Ashley Rome" <RomeA@hcfl.gov> To: "Steady, Alexander" < Steady Al@hcfl.gov>, "myersa" < myersa@plancom.org>, "Andrea Stingone" <andrea.stingone@hcps.net>, "Kaiser, Bernard" <Kaiserb@hcfl.gov>, "Bryant, Christina" <BryantC@epchc.org>, "Shelton, Carla" <Sheltonc@hcfl.gov>, "Carlos Santos" <carlos.santos@swfwmd.state.fl.us>, "Hummel, Christina" <HummelC@hcfl.gov>, "Walker, Clarence" <WalkerCK@hcfl.gov>, "Converse, Amanda" <ConverseA@hcfl.gov>, "Santos, Daniel" <daniel.santos@dot.state.fl.us>, "David Skrelunas" <David.Skrelunas@dot.state.fl.us>, "DeWayne Brown" <bre>brownd2@gohart.org>, "Lindstrom," Eric" <LindstromE@hcfl.gov>, "Glorimar Belangia" <Glorimar.Belangia@hcps.net>, "Greg Colagelo" <colangeg@plancom.org>, "Petrovic, Jaksa" <PetrovicJ@hcfl.gov>, "jkhamilton" <jkhamilton@tecoenergy.com>, "Ratliff, James" <RatliffJa@hcfl.gov>, "Dalfino, Jarryd" <DalfinoJ@hcfl.gov>, "Mackenzie, Jason" <MackenzieJ@hcfl.gov>, "Greenwell, Jeffry" <GreenwellJ@hcfl.gov>, "JENNIFER REYNOLDS" <ireynolds@teamhcso.com>, "PerazaGarciaJ" <PerazaGarciaJ@gohart.org>, "Jillian Massey" <masseyj@plancom.org>, "Blinck, Jim" <BlinckJ@hcfl.gov>, "Turbiville, John (Forest)" <TurbivilleJ@hcfl.gov>, "Josh Blackman" <blackmani@plancom.org>, "Karla Llanos" <llanosk@plancom.org>, "Pezone, Kathleen" <PezoneK@hcfl.gov>, "Cruz, Kimberly" <CruzKi@hcfl.gov>, "kyle.brown" <kyle.brown@myfwc.com>, landuse-zoningreviews@tampabaywater.org, "Mineer, Lindsey" <Lindsey.Mineer@dot.state.fl.us>, "mxganas" <mxganas@tecoenergy.com>, "Melissa Lienhard" < lienhardm@plancom.org>, "Mike Singer" < Mike.Singer@swfwmd.state.fl.us>, "Hamilton, Mona" < HamiltonM@hcfl.gov>, "Hessinger, Rebecca" < HessingerR@hcfl.gov>, "Renee Kamen" <renee.kamen@hcps.net>, "Cabrera, Richard" <CabreraR@hcfl.gov>, "Perez, Richard" <PerezRL@hcfl.gov>, "Rodriguez, Dan" <RodriguezD@gohart.org>, "Rosenbecker, Victoria" < Rosenbecker V@hcfl.gov>, "Dickerson, Ross" <DickersonR@hcfl.gov>, "RP-Development" <RP-Development@hcfl.gov>, "Curll, Ryan" <CurllRy@hcfl.gov>, "Sanchez, Silvia" <sanchezs@epchc.org>, "Rose, Sarah" <RoseSJ@hcfl.gov>, "Bose, Swati" <Boses@hcfl.gov>, "Tony Mantegna" <tmantegna@tampaairport.com>, "Salisbury, Troy" <SalisburyT@hcfl.gov>, "Tyrek Royal" <royalt@plancom.org>, "Weeks, Abbie" <weeksa@epchc.org>, WetlandsPermits@epchc.org, "Woodard, Sterlin" < Woodard@epchc.org> Cc: "Montalbano, Michelle" < Montalbano M@hcfl.gov>, "Timoteo, Rosalina" <TimoteoR@hcfl.gov>

**Sent:** Friday, September 20, 2024 1:03:50 PM

Subject: RE RZ STD 24-1203

**CAUTION:** This email originated from an **External Source**. Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Good Day All,

Please be advised, we have received and uploaded to Optix revised documents/plans for the abovementioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Michelle Montalbano

Contact: montalbanom@hillsboroughcounty.org

Have a good one,

#### **Ashley Rome**

#### **Planning & Zoning Technician**

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

**Hillsborough County** 

601 E. Kennedy Blvd., Tampa, FL 33602

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#### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 8/26/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/9/2024

**PROPERTY OWNER:** Land Trust Service Corp., Trustee **PID:** 24-1203

**APPLICANT:** Todd Pressman, Pressman & Assoc., Inc.

**LOCATION:** 0 Bloomingdale Ave. & Hurley Rd. Valrico, Fl 33596

**FOLIO NO.:** 73160.5000

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

#### AGENCY REVIEW COMMENT SHEET

10:	ZONING TECHNICIAN, Planning Growth Mai	nagement	ı	DATE: <u>29 Aug. 2024</u>		
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	LICANT: Todd Pressman	PETITIO	N NO: <u>RZ</u>	-STD 24-1203		
LOC	CATION: Bloomingdale Ave. & Hurly Rd., Valric	o, FL 33569	<u>)</u>			
FOL	<b>IO NO:</b> <u>73160.5000</u>	<b>SEC:</b> <u>01</u>	TWN: <u>30</u>	RNG: <u>20</u>		
$\boxtimes$	This agency has no comments.					
	This agency has no objection.					
	This agency has no objection, subject to listed	d or attache	d condition	S.		
	This agency objects, based on the listed or at	tached cond	ditions.			
COMMENTS:						

# WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: RZ-STD 24-1203 REVIEWED BY: Clay Walker, E.I. DATE: 8/27/2024			
FOLIC	O NO.: 73160.5000			
	WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
	A <u>8</u> inch water main exists <u>  (approximately _ feet from the site),   (adjacent to the site), and is located east of the subject property within the east Right-of-Way of <u>Hurley Road</u>. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.</u>			
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
	WASTEWATER			
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A _4_ inch wastewater forcemain exists \( \) (approximately feet from the project site), \( \) (adjacent to the site) _and is located east of the subject property within the west Right-of-Way of Hurley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMN	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.			

# VERBATIM TRANSCRIPT

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

	Cember 10, 2024			
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
	X )			
IN RE:	)			
ZONE HEARING MASTER HEARINGS	) ) ) X			
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS			
BEFORE:	Pamela Jo Hatley Land Use Hearing Master			
DATE:	Monday, December 16, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660			

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

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MS. HEINRICH: Our next item is Item C.3, Standard Rezoning 24-1203. The applicant is rezoning property from RSC-2 Michelle Montalbano with Development Services will provide staff findings after the applicant's presentation. MR. PRESSMAN: Thank you. Good evening, Hearing Todd Pressman, 200 2nd Avenue South, Number 451, Saint Petersburg. I'm here this evening with Dr. Kevin Kovin. This is rezoning 24-1203. The issue is RSC-2, seeking the CNR zoning category, 0.70 acres in the Brandon area. As the property appraiser has it, at the corner of Hurley Road and Bloomingdale Avenue. We have a number of restrictions which are first, no access to Bloomingdale Avenue. Second, no drive-thru uses shall be permitted. Third, is no following uses will be -- or the following uses will not be principal or allowable, which include drive-thru facility, C-store with or without gas, neighborhood motor vehicle repair and car wash facility. Look at the Future Land Use Map R-4 with CMU-12 and OC-20 to the west. Under the zoning map, there's PD's, ASC-1's, a mix of uses. But when you look at uses on the -- along arterial road of Bloomingdale Avenue, it takes a lot of a different pictures. So you have the site in the middle. There's county retention to the east, church to the west, fire department next to the west, daycare. Crossing that is another daycare, bank and financial, vacant retentions across the

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

So just in the immediate vicinity are a number of 1 nonresidential uses. If you look at the zoning recommendation, they also 3 indicate nearby vicinity, of Blooming -- Bloomingdale Avenue consist of childcare centers, light commercial uses, public institutional uses. Bloomingdale Senior High School and multifamily residential uses. Planning Commission in their report characterizes 8 light commercial, exist to the southwest across from Bloomingdale Avenue. The zoning department recommendation notes 10 the proposed restrictions does prohibit the high traffic 11 potential uses. And to the east and south are vacant retention 12 13 areas which would buffer the proposed commercial district that's 14 proposed. 15 Looking at Bloomingdale Avenue, it is a four-lane divided roadway. 2023 carried almost 30,000 vehicles per day 16 17 and actually notes 584 pedestrians, which I just assume are from 18 the high school. It is a Hillsborough arterial roadway. that is what the locational waiver is based upon, the unique 19 20 location of the adjacent wet storm and a cross street retention. 21 The existing uses along Bloomingdale and that -- in the 22 immediate vicinity in the intensity of Bloomingdale Avenue. 23 We have note to restrict access from Hurley, which is abutting the retention on the east. Transportation department 24 does not reject to that restriction. 25

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

Now, under the Brandon Communion Plan, it is located 1 in the suburban district. And when you look at the Brandon 2 Community Plan, the Planning Commission notes the Brandon 3 Community Plan describes the suburban character district as primarily residential with predominately single-family homes. But we would suggest to you that Bloomingdale's come a long way and that the uses and activity and existing -- the existing activity along Bloomingdale Avenue is not as indicated in 8 community plan as being predominately single family-homes. 9 So as indicated in the staff report, to wherever you go from a 10 Walmart to a pretty long line at a drive-thru restaurant, 11 12 Starbucks, you have the high school, office commercial. 13 you have the zoning site in red and all the other uses that I've 14 shown you to the west of those. Again, specifically, those 15 various uses. 16 Again, zoning recommendation is in the report, consists of many of those uses. They refer to light commercial 17 18 uses as does the Planning Commission. So with the restrictions 19 that we proposed, the use intensities in the area, the roadway intensity and the inability, maybe the inability is not a good 20 word, but the -- we believe the difficulty the community plan 21 places on a suburban district, which is really, we don't agree 22 with, we belive that is of a different character. We request 23 your consideration and support. 24 25 Now, one last item I do want to put on the record, one

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

element of concern raised in the staff report is the residential 1 use that's located to the north. So looking at the site abutting to the north is the 3 residential use. I did stop by when I was looking at the site and I did catch Ms. Valentine. I spoke with Ms. Valentine myself personally. And why we don't have a statement from her or anything in writing. We -- we -- I did explain to her 8 exactly what was being requested. Of course, she received the notices, the big yellow sign, but my understanding, I'm not speaking for her at all, is that she indicated neither support 10 or against. I don't know if she's here this evening. I'm just 11 relaying my conversation. 12 13 The applicant's here as well. And he had a 14 conversation as well. He'll take up -- he'll take a few moments 15 for some comments if he may. He'll refer to the same 16 discussion. 17 Any questions we can answer for you? 18 HEARING MASTER: I -- I have no questions for you, Mr. Pressman. 19 20 MR. PRESSMAN: Thank you. 21 HEARING MASTER: Thank you. 22 MR. KRUSE: Hey, this is Dr. Kevin Kruse and my 23 address is 13011 Tall Redwood Lane in Dover, Florida. And of course, we're requesting the zoning here. We understand that 24 the neighbors, you know, are going to be impacted by what we're 25

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

doing. I did speak with Martha Valentine who owns the property 1 directly north on Hurley Road. And just informed her of my intentions to rezone the property to the lowest form of 3 commercial or a neighborhood commercial. I also told her all the restrictions limiting anything too high volume, like a drive-thru or a gas station. I gave her some examples of the types of businesses with the one directly east closest to us was AJ Bikes. It's about 800 feet away. She did understand why no one would want to build a house on the lot. And she did say if I had trouble rezoning to let her know. 10 11 I -- I also spoke with Pastor Richie Gomez, who's the pastor of the church. And, again, excuse my pronunciation, 12 13 Iglesias Transformando El Mundo, which is the property directly 14 borders the western border of my property. Again, I shared with 15 him my intentions to rezone the property in the lowest form of 16 commercial. I also told Pastor Gomez how the neighborhood 17 commercial designation with would restrict a high volume, such 18 as, again, drive-thrus or gas stations. I also gave him some examples, the same thing I 19 already listed with Ms. Valentines. Pastor Gomez did not share 20 21 his feelings, but he was interested in buying the property. 22 Pastor Gomez was una -- was aware of the rezoning, but said he 23 was not able to attend. However, he said he may send a 24 representative from the church to rep -- represent himself 25 instead.

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 All right, sir. Thank you. Be sure HEARING MASTER: 2 and sign in both with you, please with the clerk. All right. Development Services. 3 4 MS. MONTALBANO: Good evening. Michelle Montalbano, Development Services. The applicant is requesting to rezone approximately 6 0.7 acres of land from RSC-2 to CN-R. The property is located in the Brandon area, along Bloomingdale Avenue. The surrounding 8 area is composed of mixed uses, including single-family 9 residential, multifamily residential, office uses and 10 institutional uses. 11 The subject site is bordered by a single-family 12 13 residence, a church and a county owned retention area across 14 Hurley Road, all zoned ASC-1. Across Bloomingdale Avenue is a 15 single-family housing development zoned RSC-6. 16 To address compatibility concerns with the proposed CN 17 district, the applicant has proposed conditions to prohibit the following uses. All drive-thru facilities, convenient stores 18 with or without gas pumps, car wash facilities and neighborhood 19 motor vehicle repair. All these restrictions limit some of the 20 21 higher traffic potential uses, such as fast food drive-thrus. Staff also finds the CN district incompatible with the uses and 22 23 zoning districts in the surrounding area. The CN district introduces retail uses, which is not 24 25 consistent with the uses in the nearby vicinity, which consists

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

of office uses, residential uses and residential support uses, 1 such as churches, schools and daycare centers. The closest zoning district permitting similar retail 3 uses, the CNR is approximately 2,000 feet to the west. Also, the potential CN-R uses and may be too intense to be compatible with the abutting single-family residents to the north. The applicant also proposed to prohibit access to Bloomingdale Avenue and response to concerns from transportation 8 review staff who ultimately found no objections to the request. 9 And I'm available if you have any questions. 10 HEARING MASTER: All right. Thank you. No questions 11 12 for you. Planning Commission. 13 14 MR. ROYAL: Good evening. Tyrek Royal. 15 The subject site has a future land use designation of residential four. It's in the urban service area, located 16 within the limits of the Brandon Community Plan. The applicant 17 18 is proposing to rezone the subject site to CN-R to allow for commercial uses on the site. The property is currently vacant. 19 20 The applicant is requesting a CN-R zoning that restricts 21 drive-thru facilities, convenience stores with or without gas 22 pumps, motor vehicle repair and car wash facilities. 23 Additionally, the applicant is proposing no access from Bloomingdale Avenue. Although the restrictions are 24 proposed, there are compatibility concerns with the remaining 25

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

range of commercial uses that could be permitted due to the 1 2 existing single-family homes immediately to the north of the subject site. The subject site is in with the limits of the Brandon Community Plan, specifically within the Brandon suburban character district on the character district map. Goal Six of the Brandon Community Plan describes the 6 suburban characteristic -- district as primarily residential or predominantly single-family homes. The zoning request to CN-R 8 9 does not align with the suburban character district division. Based on the above considerations and following goals, 10 objectives and policy, Planning Commission Staff finds the 11 proposed rezoning inconsistent with the Unincorporated 12 13 Hillsborough County Comprehensive Plan. Thank you. 14 HEARING MASTER: All right. Thank you so much. 15 All right. Is there anyone here or online who wishes to speak in support of this application? All right, I do not 16 17 hear anyone. 18 Is there anyone here or online who wishes to speak in opposition to this application? All right, I do not hear 19 20 anyone. Development Services, anything further. 21 22 MS. HEINRICH: No, ma'am. 23 HEARING MASTER: Okay. Mr. Pressman, anything 2.4 further? 25 Thank you. MR. PRESSMAN: No.

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

1		HEARII	NG MA	ASTER:	All	right.	Tł	nank you.	
2		This	will	close	the	hearing	on	Rezoning	Standard
3	24-1203.								
4									
5									
6									
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#### Transcript of Proceedings CORRECTED 2 November 12, 2024

Noveliber 12, 2024				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X  IN RE:  )  ZONE HEARING MASTER  HEARINGS  ) X				
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS			
BEFORE:	SUSAN FINCH Zoning Hearing Master			
DATE:	Tuesday, November 12, 2024			
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.			
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601			
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida				

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

1	Page 12 being continued by the applicant to the December 16th, 2024 ZHM				
2	hearing.				
3	Item A.18. Standard Rezoning <mark>24-1203</mark> . This				
4	application is out of order to be heard and is being continued				
5	to the December 16th, 2024 ZHM hearing.				
6	Item A.19. Standard Rezoning 24-1210. This				
7	application is being continued by the applicant to the December				
8	16th, 2024 ZHM hearing.				
9	Item A.20. PD 24-1212. This application is out of				
10	order to be heard and is being continued to the December 16th,				
11	2024 ZHM hearing.				
12	Standard Rezoning 24-1289, which is Item A.21. This				
13	application is out of order to be heard and is being continued				
14	to the December 16th, 2024 ZHM hearing.				
15	And, lastly, Item A.22. Standard Rezoning 24-1297.				
16	This application is being continued by the applicant to the				
17	December 16th, 2024 hearing.				
18	And that concludes our with withdrawals and				
19	continuances.				
20	HEARING MASTER: Thank you so much. I appreciate it.				
21	Let me start by going over our procedures for				
22	tonight's hearing. Our hearing today consists of agenda items				
23	that require a public hearing by a zoning hearing master. I'll				
24	conduct a hearing on each agenda item, and we'll file a				
25	recommendation within 15 business days following tonight's				

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

	Page 118
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	X
3	) IN RE:
4	)
5	ZONE HEARING MASTER ) HEARINGS )
6	)  X
7	TRANSCRIBER'S CERTIFICATE ON CORRECTIONS
8	TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON November 12, 2024
9	Under penalties of perjury, I declare that I, Austin Goodrich, have reviewed the transcript audio and found the following
10	errors:
11	Page 7, Line 12, "26" and "24-2924" should be "D.6." and "24-0924".
12	Page 32, Line 22, "24-0360" should be "24-0368".
13	Page 104, Line 7, "24-0983" should be "24-0933".
14	Per additional correction:
15	Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".
16	DATED this 21st day of November 2024.
17	
18	austin Dood ack
19	Austin Goodrich, TRANSCRIPTIONIST
20	
21	
22	
23	
24	
25	

#### Zoning Hearing Master Hearing October 15, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X ) IN RE:				
ZONE HEARING MASTER HEARINGS	) ) )			
	X			
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS			
BEFORE:	Brian Grady Development Services			
DATE:	Tuesday, October 15, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601			
Reported by:				
Diane DeMarsh, AAERT No.	1654			

#### Zoning Hearing Master Hearing October 15, 2024

December 16, 2024 Zoning Hearing Master Hearing. 1 Item A.21, Rezoning Standard 24-1203. This application is out of order to be heard and is being continued 3 to the November 12, 2024 Zoning Hearing Master Hearing. Item A.22, Rezoning Standard 24-1204. application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.23, Rezoning Standard 24-1206. This 8 application is being continued by staff to the November 12, 2024 9 Zoning Hearing Master Hearing. 10 And Item A.24, Rezoning Standard 24-1210. It's being 11 continued by the applicant to the November 12, 2024 Zoning 12 13 Hearing Master Hearing. 14 And that includes the published withdrawals and 15 continuances. Now, the following items, which were scheduled to be 16 17 heard tonight, again, are con -- are being continued by staff to 18 the October 28, 2024 Zoning Hearing Master Hearing at 6:00 p.m. Again, due to hurricane recovery reasons associated with the 19 recent hurricane, they're being continued to a rescheduled 20 21 hearing. The first item is Item C.1, Rezoning Standard 24-1023. 22 23 Again, it's being continued to October 28th. Next item is Item C.2, Rezoning Standard 24-1082 and 24 being continued by staff to the October 28, 2024 Zoning Hearing 25

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: HEARING MASTER:

ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO	
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No	
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No	
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No	
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No	
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No	
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No	
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No	
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No	
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No	
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No	
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No	
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No	
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No	
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No	
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No	
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No	
MM 24-0384	Ashley Rome	1. Revised Staff Report	No	
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No	
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No	
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No	
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No	
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)	
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No	
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No	
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No	
RZ 24-1231	S. Elise Batsel, Esq	6. Applicant Presentation Packet	No	

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE / OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 24-0775 COSTATE A ZIP PLEASE PRINT TAY Muffly **APPLICATION #** RZ 24-0775 MAILING ADDRESS 102 SAVESE CITY LUTZ STATE FL ZIP 33549 HONE 949-2224 NAME Elizabeth "Beth" Nevel Rader APPLICATION # MAILING ADDRESS 18811 4th St. SE RZ 24-0775 CITY 11-2 STATE Ha ZIP 33549PHONE 513-553 6167 NAME Johna Phillips APPLICATION # MAILING ADDRESS 21388 Meadow craft Ave. RZ24-0775 CITY WESLY CHIEL STATEFL ZIPSBY4PHONE 813-949-1457 PLEASE PRINT APPLICATION # NAME WESTEY 13012 WID MAILING ADDRESS 513 Procla mation Dr. Tampa FL RZ 24-0775 CITY Jampa STATE FL ZIP 33613PHONE 55-600-199 NAME Erica Hamblen APPLICATION # MAILING ADDRESS 18320 Litation 5 RZ 24-0775 CITY LUTZ STATE FU ZIP 335PHONE (513)

PAGE 2 OF 5

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TRENT CONNOR ANDERSON
RZ24-0775	MAILING ADDRESS   8230 CYPRESS COVE ROAD
,	CITY LUTZ STATE FL ZIP 33549 PHONE 813 576 8748
APPLICATION #	PLEASE PRINT NAME Vendy Sugns
RZ 24-1060	MAILING ADDRESS 104 Steven Street
	CITY RUSKM STATE FL ZIP 335 PHONE (813) 841564
APPLICATION #	PLEASE PRINT NAME VADE PHAN
RZ 24-1060	MAILING ADDRESS 10721 ROCKEDIGE VIEW DR
	CITY RIVER VIEWSTATE FL ZIP355 PHONE 813-486.20
APPLICATION #	PLEASE PRINT NAME Brian Sheppard
VS RZ 24-1060	MAILING ADDRESS 1519 Yale Castle Ct.
KZ 2431060	CITY Ruskin STATE FL ZIP39570 PHONE NA
APPLICATION #	NAME Devas KRUSE
RZ 24-1203	MAILING ADDRESS 1361/ Tall Revood Lone
	CITY Power STATE FL ZIP 335 PHONE \$13.3401325
APPLICATION #	PLEASE PRINT NAME VESSUAY
RZ 24-1203	MAILING ADDRESS 200 7 445 #456
	CITY T PEP STATE FE ZIP PHONE SCO

DATE/TIME: 2 16 2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # 1. CARL Reacks NAME MAILING ADDRESS 400 H. Tamps St 1910 RZ 25-0059 STATE FL ZIPSSASPHONE 545.5900 PLEASE PRINT APPLICATION # NAME David Highera VS MAILING ADDRESS 2815 W. Waters Ave RZ 24-1297 CITY Tampa STATE FL ZIP 33614 PHONE 239-565-7408 NAME Hannig IManda Gonzale APPLICATION # MAILING ADDRESS 1000 S N. Hyacinth Aue RZ 24-1297 MASTATE FLZIP3366 HONE SB 5076367 NAME Wetter Littkamp Walter Rottkamp APPLICATION # MAILING ADDRESS 2806 W. Xavy 40357. RZ 24-1297 CITY 6 ME STATE L ZIP 3347/PHONE \$ 13-24 3-8568 NAME GOOD Schiff APPLICATION # MAILING ADDRESS 4155 W Cypress St mm 24-0384 CITY Tange STATE FC ZIP 360 PHONE \$135757978 PLEASE PRINT APPLICATION # NAME Tristan Lamontagne MAILING ADDRESS 180 Fountain PhwyN., Sute 100, MM 24 0384 CITY & Peterspurg STATE FL ZIP 33716 PHONE 561-568-9189

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 5

DATE/TIME: 12/10/2024 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT DWYS APPLICATION # Creso NAME MAILING ADDRESS 2810 Bonita Grande DE.
Bonita Syrrys STATE ZIP PHONE PHONE MM 24-0384 PLEASE PRINTED APPLICATION # MAILING ADDRESS SUZ3 W. LAVIEL ST mm 24-0384 PLEASE PRINT APPLICATION # NAME Jeren & Coul MAILING ADDRESS 17931 Henting Bow CI-cl mm 24-0384 CITY Litz STATE FC ZIP 33558 PHONE NAME Anne Pollack **APPLICATION #** MAILING ADDRESS 200 Central Ave Ste 1600 BZ 24-1040 CITY St Peta STATEFL ZIP33701 PHONE 723-83 PLEASE PRINT **APPLICATION #** MAILING ADDRESS SUZ3 W. LAMEL 5 RZ 24-1231 NAME David M. Smith APPLICATION # MAILING ADDRESS 401 E. Jackson of 33601 Site 2 BZ 24-1231 CITY JAMPA STATE FI ZIPSHO PHONE 83 221 5010

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Elise Butsel APPLICATION # MAILING ADDRESS 401 E. Jackson St. \$ 2100 RZ 24-1231 CITY Tampa STATE FL ZIP 33607 PHONE 813.222 NAME AT KILKER APPLICATION # RZ 24-1231 NAME Jovenny Coul **APPLICATION #** MAILING ADDRESS 17937 Huntin Bow Circl BZ 24-1231 CITY Lv+2 STATE FL ZIP 33558 PHONE 813 920 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_\_ZIP\_\_\_PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_ZIP\_\_PHONE

HEARING TYPE: HEARING MASTER: ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No

### DECEMBER 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ 24-0775

Michelle Heinrich, DS, called RZ 24-0775.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-0775.

### C.2. RZ 24-1060

Michelle Heinrich, DS, called RZ 24-1060.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1060.

### C.3. RZ 24-1203

Michelle Heinrich, DS, called RZ 24-1203.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1203.

### MONDAY, DECEMBER 16, 2024

### C.4. RZ 24-1297

- Michelle Heinrich, DS, called RZ 24-1297.
- Testimony provided.
- Postponed for verification of authorized agent.
- Proxy confirmed.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1297.

### C.5. RZ 25-0059

- Michelle Heinrich, DS, called RZ 25-0059.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0059.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM):

### D.1. MM 24-0384

- Michelle Heinrich, DS, called MM 24-0384.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0384.

### D.2. RZ 24-1040

- Michelle Heinrich, DS, called RZ 24-1040.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1040.

### D.3. RZ 24-1231

- Pamela Jo Hatley, ZHM, advised applicant representative of possible conflict of interest.
- lacksquareMichelle Heinrich, DS, called RZ 24-1231.

### MONDAY, DECEMBER 16, 2024

- Attorney Elise Batsel had no objections to the ZHM hearing the application and approved moving forward.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1231.
- E. ZHM SPECIAL USE None.

### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:05 p.m.

**Rezoning Application:** RZ STD 24-1203

Zoning Hearing Master Date:

12/16/2024

**BOCC Land Use Meeting Date:** 

02/11/2025



**Development Services Department** 

### 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: Residential-4

Service Area: Urban

Site Acreage: 0.70 acres +/-

Community Plan Area: Brandon

Overlay: None

Special District: None

Request: Rezone from RSC-2 to CN-R



### **Introduction Summary:**

The applicant is requesting to rezone property from RSC-2 (Residential, Single Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant is proposing to prohibit certain uses permitted in the CN district: drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. Access to Bloomingdale Ave. shall also be prohibited.

Application No. 24-1203 Name: Ashley Rome

Entered at PH: ZHM Exhibit #1

Date: 12-16-2024

Zoning:	Existing	Proposed
District(s)	RSC-2	CN-R
Typical Congrel Use(s)	Single-Family Residential	Neighborhood Commercial, Office and
Typical General Use(s)	(Conventional Only)	Personal Services
Acreage	0.70 +/-	0.70 +/-
Density/Intensity	2 dwelling units per acre	0.20 FAR
Mathematical Maximum*	1 dwelling unit	6,098.42 sq ft

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-2	CN-R
Lot Size / Lot Width	21,780 sq ft / 100'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front (South and East) 10' Sides (North and West)	30' Front (South and East) 10'-20' Type A or Type B Buffer, depending on use (North) 0'-10' Type B or No Buffer, depending on use (West)
Height	35′	35′

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:	Development Services Recommendation
Inconsistent	Not Supportable

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

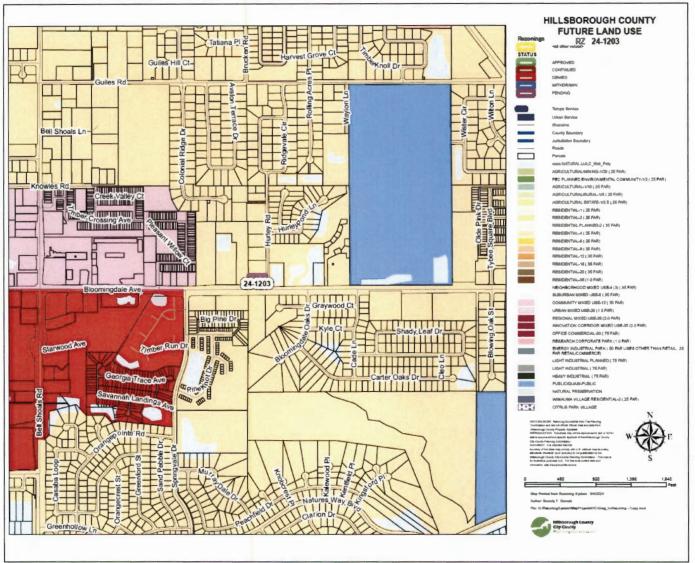


### **Context of Surrounding Area:**

The subject property is located in Brandon along Bloomingdale Ave. The surrounding area consists of mixed uses, including single-family residential and multi-family residential. Along Bloomingdale Ave. are neighborhood commercial uses, office uses, institutional uses, schools, and child care centers.

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



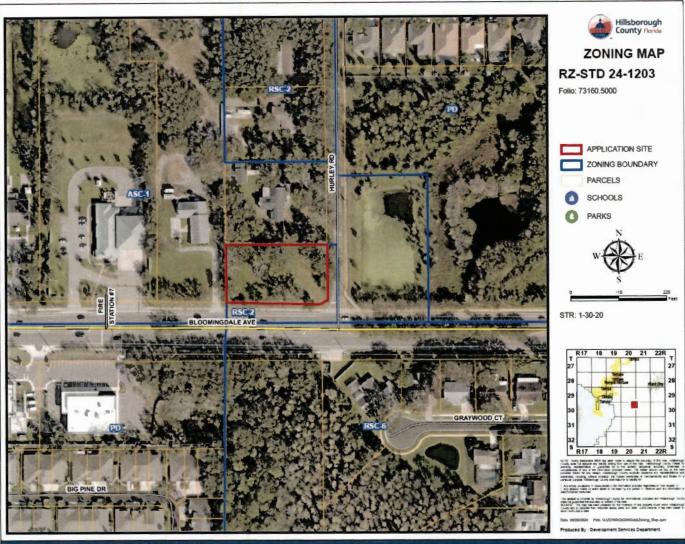
Case Reviewer: Michelle Montalbano

Future Land Use Category:	Residential-4 (R-4)
Maximum Density/F.A.R.:	4 DU / GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects. Residential, suburban scale commercial, office uses, and multi-purpose uses. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Michelle Montalbano

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



		Adjacent Zo	nings and Uses	CONTRACTOR OF THE PROPERTY OF THE
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 DU / GA	Agricultural, Single-Family Residential	Single-Family Residence
South	RSC-6	6 DU / GA	Single-Family Residential	County Owned Vacant Land, Single Family Residences
East	ASC-1	1 DU / GA	Agricultural, Single-Family Residential	County Owned Retention Area
West	ASC-1	1 DU / GA or 0.25 FAR	Agricultural, Single-Family Residential	Church

APPLICATION NUMBER:	RZ-STD 24-1203	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET		
2.4 Proposed Site Plan	(partial provided bel	ow for size and orientation purposes. See Section 8.0 for full site plan)
		N/A
		14/10

ZHM HEARING DATE: BOCC LUM MEETING DATE:

December 16, 2024 February 11, 2025

Case Reviewer: Michelle Montalbano

### 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
Hurley Road	County Local - Rural	2 Lanes  ⊠ Substandard Road  ⊠ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)
Bloomingdale Ave	County Arterial - Urban	4 Lanes  Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)

<b>Project Trip General</b>	tion Not applicable for this reques	ot applicable for this request	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	2,748	264	172
Difference (+/-)	+2,738	+263	+171

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item
South		Choose an item.	Choose an item.	Choose an item
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an stem.
Notes:	•			

Road Name/Nature of Request	Type	Finding
	Choose an item	Choose an item.
	Choose an item	Choose an item.

APPLICATION NUMBER:

RZ-STD 24-1203

ZHM HEARING DATE: BOCC LUM MEETING DATE:

December 16, 2024 February 11, 2025

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### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	Wetlands present. See agency comments.
Natural Resources	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	Yes     □ No     No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:  ☑ Wetlands/Other Surface Waters  ☐ Use of Environmentally Sensitive Land	<ul><li>□ Potable Water Wellfield Protection Area</li><li>□ Significant Wildlife Habitat</li><li>□ Coastal High Hazard Area</li></ul>			
Credit  ☐ Wellhead Protection Area  ☐ Surface Water Resource Protection Area	<ul><li>☑ Urban/Suburban/Rural Scenic Corridor</li><li>☐ Adjacent to ELAPP property</li><li>☐ Other</li></ul>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☐ N/A	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☐ No ☑ N/A	
Service Area/ Water & Wastewater  ⊠Urban □ City of Tampa  □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	Connection to County water and wastewater required.
Hillsborough County School Board  Adequate □ K-5 □ 6-8 □ 9-12 □ N/A  Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☐ N/A  ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No		□ Yes ⊠ No	

**APPLICATION NUMBER:** 

**RZ-STD 24-1203** 

ZHM HEARING DATE: BOCC LUM MEETING DATE: December 16, 2024 February 11, 2025

Case Reviewer: Michelle Montalbano

### 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 0.70-acre property is currently classified as vacant. The abutting property to the north is occupied by a single-family residence zoned ASC-1. Abutting to the west is a church zoned ASC-1. The site is located along Bloomingdale Ave., a 4-lane divided roadway. Across Bloomingdale Ave. to the south is a single-family residential development zoned RSC-6 and County owned vacant lands. Across Hurley Rd. to the east is a County owned retention and wetland area zoned ASC-1. The nearby vicinity along Bloomingdale Ave. consists of child care centers, light commercial uses, office uses, public institutional uses, Bloomingdale Senior High School, and multi-family residential uses. Along Hurley Rd. are single-family residential homes zoned RSC-2 and RSC-3.

To address compatibility concerns, the applicant has offered to prohibit the following uses: all drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. The proposed restriction prohibits some of the high traffic potential uses permitted in the CN district, such as fast food with drive throughs, which could negatively impact the area with traffic congestion. To the direct east and south are vacant retention areas, which would buffer the proposed commercial district.

However, the proposed CN-R zoning district allows retail uses, which is not consistent with uses in the surrounding area. The immediate area is occupied by zoning districts which allow office/professional service, residential support uses (day care, churches, etc.), residential, and agricultural uses. The PD tract across Bloomingdale Ave. just southwest of the subject site only permits banks, offices, professional services, and child care uses. The closest zoning district permitting similar retail uses to CN-R is approximately over 2,000 feet to the west. Also, the potential CN-R uses may be too intense to be compatible with the abutting single-family residence to the north. A zoning district such as BPO would allow a better transition from the residential properties along Hurley Rd. to the non-residential development along Bloomingdale Ave.

Based on the above considerations, staff finds the CN-R zoning district incompatible with the uses, zoning districts, and development pattern of the surrounding area.

### 5.2 Recommendation

Staff finds the request not supportable.

### **6.0 PROPOSED CONDITIONS**

The applicant has proposed the following restrictions:

- 1. No access to Bloomingdale Ave. shall be permitted.
- 2. The following uses shall be prohibited: drive through facilities, convenience stores with or without gas pumps, neighborhood motor vehicle repair, and car wash facilities.

APPLICATION NUMBER: RZ-STD 24-1203

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

Case Reviewer: Michelle Montalbano

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.

APPLICATION NUMBER: RZ-STD 24-1203

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Michelle Montalbano

### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

### AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 12/02/2024
REV	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: Central/Brandon	PETITION NO: RZ 24-1203
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached or	conditions.
	This agency objects for the reasons set forth below.	

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- .70 acre from Residential Single Family Conventional (RSC-2) to Commercial Neighborhood - Restricted (CN-R). The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, convenience stores with or without gas stations, motor vehicle repair, and car washes. Additionally, the application proposes to prohibit access to Bloomingdale Ave. The site is located on the northwest quadrant of the intersection of Hurley Road and Bloomingdale Ave. The Future Land Use designation of the site is Residential 4 (R-4).

### Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CN-R, Fast Food Without Drive Thru (ITE Code 933) 6,098sqft	2,748	264	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,738	+263	+171

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hurley Road and Bloomingdale Ave.

Hurley Road is a 2-lane, undivided, county maintained, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, a +/- 5 ft sidewalk on the eastern side of the right-of-way, no bicycle facilities or sidewalks present in the vicinity of the proposed project, and within +/- 50 ft of the right-of-way.

Bloomingdale Ave is a 4-lane, divided, county maintained, standard, urban arterial roadway. The roadway is characterized by +/- 11 ft travel lanes, +/- 4 ft bike lanes on both sides of the right-of-way, +/- 5 ft sidewalks on both sides of the right-of-way, and within +/- 135 ft of the right-of-way.

### SITE ACCESS

As previously stated in this report, the applicant has proposed to prohibit access to Bloomingdale Ave. It is anticipated that the site will have access to Hurley Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of

our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Bloomingdale Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on an arterial road in favor of placing the access on a lower classified local road (i.e. Hurley Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hurley Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

	FDO	Generalized Level	of Service	
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Bloomingdale Ave	Bell Shoals Road	Lithia Pinecrest Road	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

## **REZ-STD 24-1203**

Application No. Name:

Todd Pressman

ZHM

RZ 24-1203

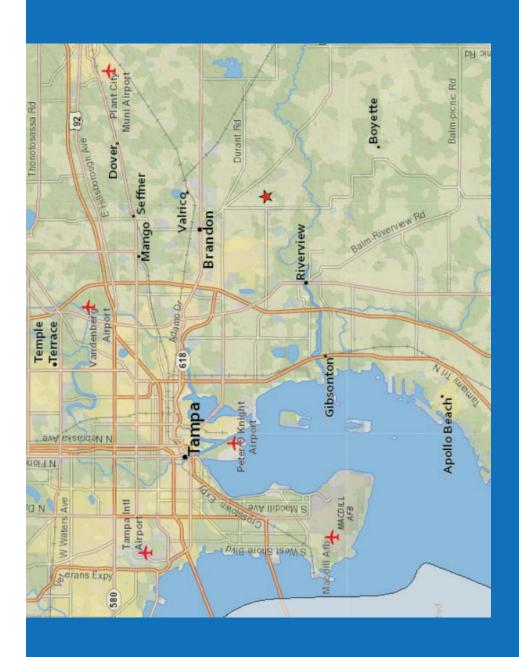
Entered at Public Hearing: Exhibit # Date

12/16/2024

# ISSUE: RSC-2 to the CN-R zoning category

## .70 acres

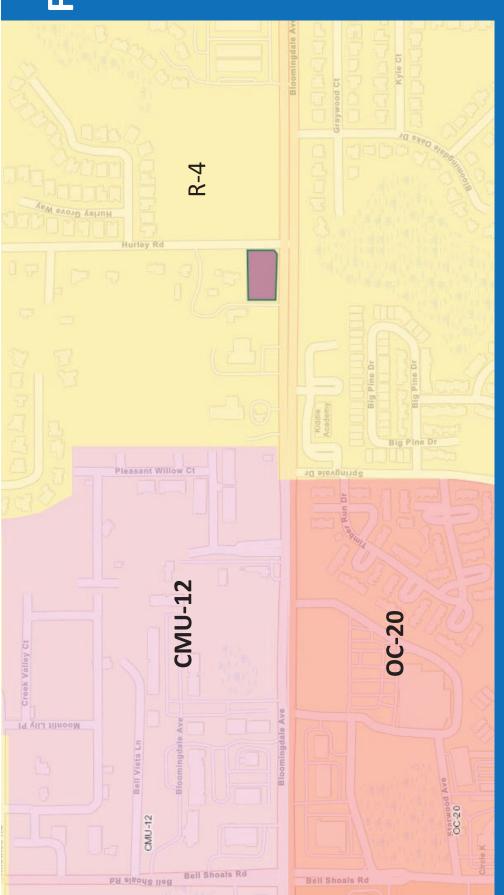
## **Brandon Area**





## RESTRICTIONS:

- 1) No access to Bloomingdale Ave. shall be permitted
- 2) No drive thru uses shall be permitted
- 3) The following uses will not be permissible or allowable:
- a. Drive-thru facility.
- b. C-store with or without gas pumps
- c. Neighborhood motor vehicle repair
- d. car wash facility



avA slabgnimool8

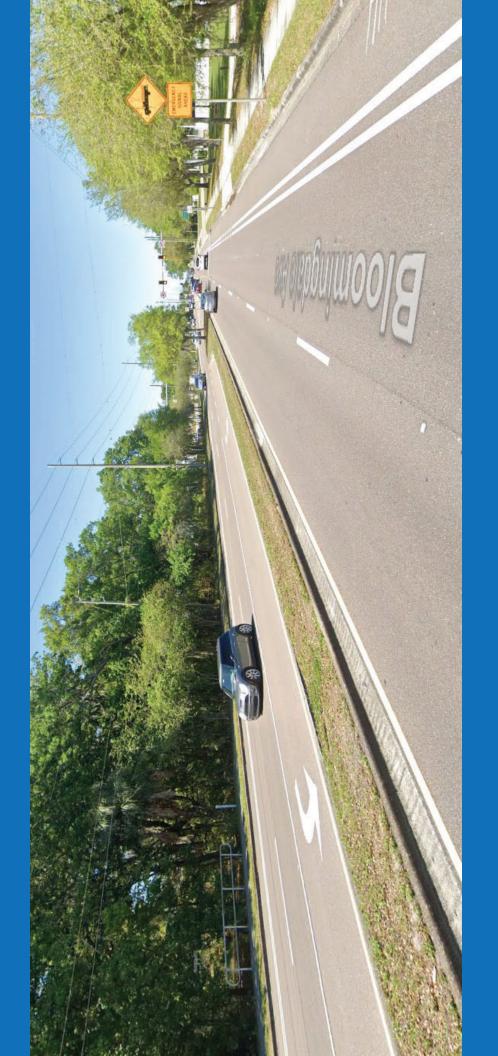


commercial uses, public institutional uses, Bloomingdale Bloomingdale Ave. consists of child care centers, light Senior High School, and multi-family residential uses. Zoning Recommendation: "...nearby vicinity along

Plan. Comm, "Light Commercial exists to the southwest across from Bloomingdale Ave."

could negatively impact the area with traffic congestion. To the direct east and south are vacant retention areas, which would prohibits some of the high traffic potential uses permitted in the CN district, such as fast food with drive throughs, which Zoning Dept. Recommendation: 'The proposed restriction buffer the proposed commercial district".

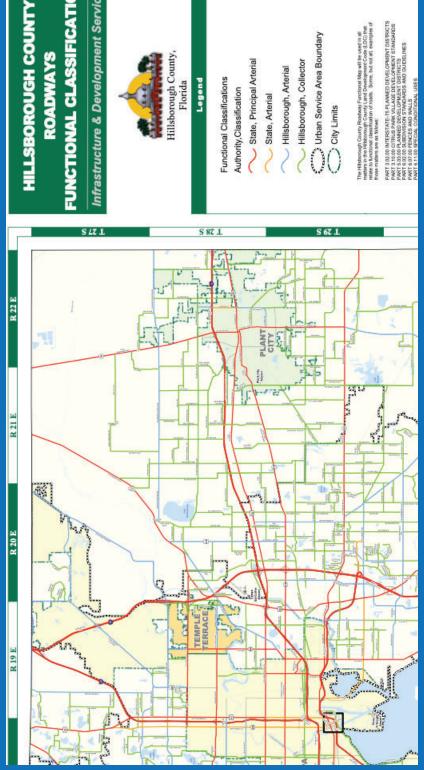
2003-1016 zoning map



### Bloomingdale Ave West of Lithia Pinecrest Rd 29,336 Count Station 115749 2023 Pedestrian 24-Hour Count 2023 Vehicle 24-Hour Count 2023 Bicycle 24-Hour Count Location Bloomingdale

## 2023: 29,336 Vehicles/day

584 pedestrians (High School?)



## Hillsborough Arterial

## FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Roadway

### Legend

Functional Classifications Authority, Classification

→ Hillsborough, Arterial

Hillsborough, Collector

The Historicular County Roadway Functional Map will be used in all matters in the Historicular Code (LDC) that meater in the Historicular Code (LDC) that meets to Lundsonic despitication of male. Some, but not all examples frose matters are as follows:

# Locational Waiver is based on these factors:

- Unique location of adjacent wet/storm
- Existing uses in the vicinity
- Intensity of Bloomingdale Ave.

## Hurley Rd Bloomingdale Ave

## Restrict access to Hurley

Retention abutting

Transportation does not object.



## **Community Plan** Brandon

**Suburban District** 

# **BRANDON COMMUNITY PLAN**

Suburban Character District as primarily residential with Plan. Comm.: "Brandon Community Plan describes the predominantly single-family homes".



**Bloomingdale Ave. Existing Uses** 



consists of child care centers, light commercial uses, public institutional Zoning Recommendation: "...nearby vicinity along Bloomingdale Ave. uses, Bloomingdale Senior High School, and multi-family residential

Plan. Comm, "Light Commercial exists to the southwest across from **Bloomingdale Ave.".** 

intensity and the inability of the community plan, we request Restrictions proposed, use intensity of the area, the roadway your consideration and support.

## PARTY OF RECORD

### **NONE**