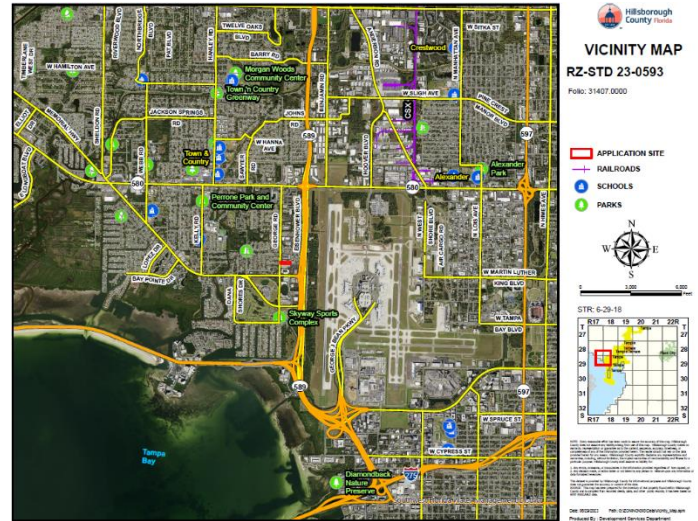


Rezoning Application: 23-0593
Zoning Hearing Master Date: August 21, 2023
BOCC Land Use Meeting Date: October 10, 2023

1.0 APPLICATION SUMMARY

Applicant: Acme Partners, Inc
FLU Category: Community Mixed Use -12 (CMU-12)
Service Area: Urban
Site Acreage: 1.77
Community Plan Area: Town N' Country
Overlay: None


Introduction Summary:

Request to rezone a split-zoned parcel generally located at 4509 George Road, w/Folio# 31407.0000, from Business/Profession Office (BPO) & Commercial Intensive (CI) to Commercial Intensive (CI). The portion of BPO zoning holds parking spaces the applicant wishes to utilize for the existing use in the CI district, as the use is not permitted in BPO.

| Zoning: | Existing | | Proposed |
|------------------------|----------|--|--|
| District(s) | BPO | CI | CI |
| Typical General Use(s) | Office | Intensive Commercial, Office and Personal Services | General Commercial, Office and Personal Services |
| Acreage | ~.53 | ~1.25 | ~1.77 acres |
| Density/Intensity | .20 FAR | .30 FAR | .30 FAR |
| Mathematical Maximum* | 4,617 sf | 16,335 sf | 23,130 sf |

*number represents a pre-development approximation

| Development Standards: | Existing | | Proposed |
|----------------------------------|---------------|------------------|------------------|
| District(s) | BPO | CI | CI |
| Lot Size / Lot Width | 7000 sf / 70' | 20,000 sf / 100' | 20,000 sf / 100' |
| Setbacks/Buffering and Screening | N/A | West- 20'/B | West- 20'/B |
| Height | 50' | 50' | 50' |

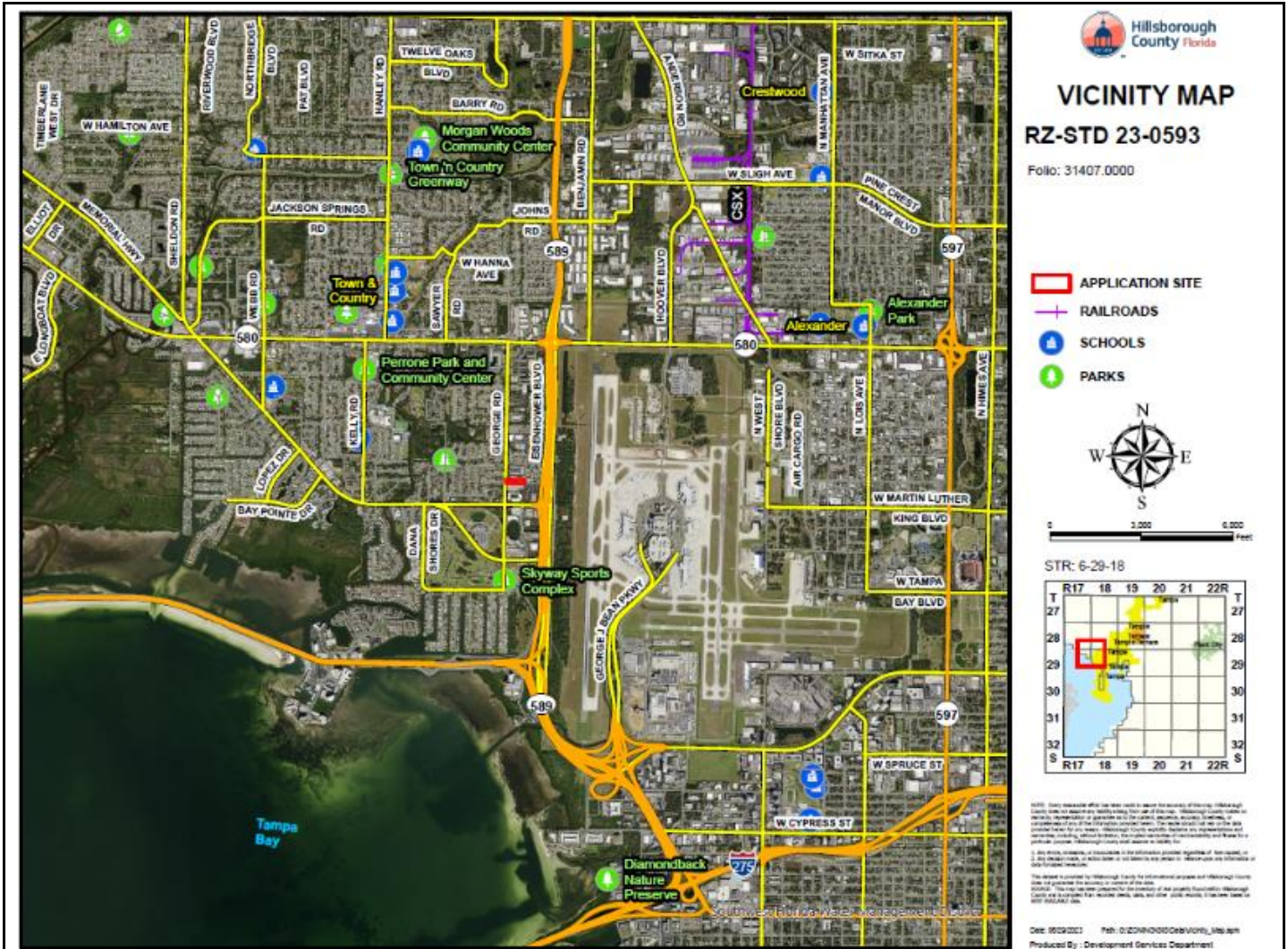
Additional Information:

| | |
|--|------|
| PD Variation(s) | N/A |
| Waiver(s) to the Land Development Code | None |

| | |
|--|---|
| Planning Commission Recommendation: Consistent | Development Services Recommendation: Approvable |
|--|---|

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

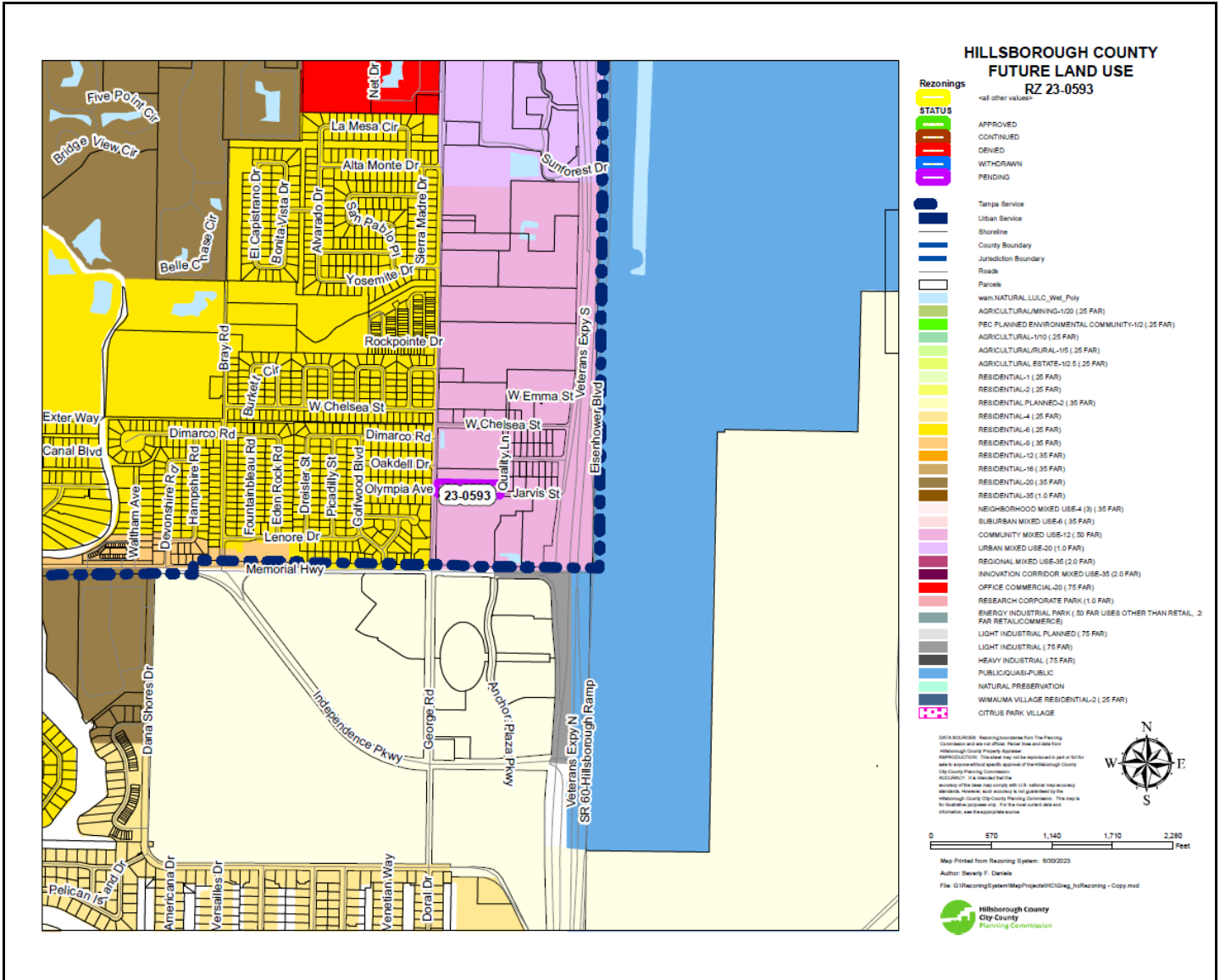


Context of Surrounding Area:

The subject property is located along George Road and is near major roadway, State Road 60 to the east and Memorial Highway to the south. The immediate area around the subject property east of George Road primarily consists of various commercial and light industrial uses. To the south is an office complex with a large parking garage. West of George Road lies a large single-family neighborhood with a medium density. Some commercial also exists at the corner of George Road and Memorial Highway.

2.0 LAND USE MAP SET AND SUMMARY DATA

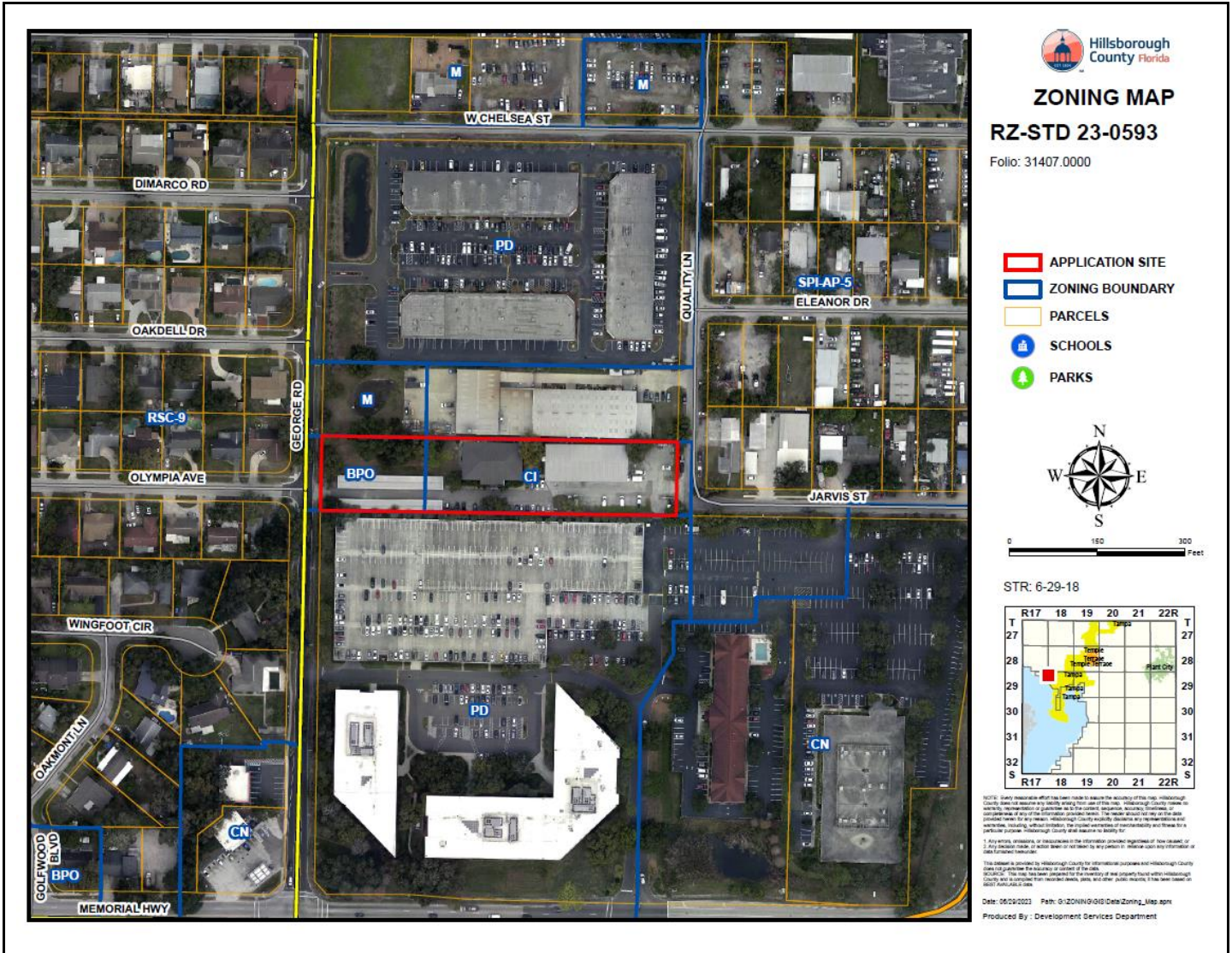
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Community Mixed Use -12 (CMU-12) |
| Maximum Density/F.A.R.: | 650,000 sq. ft or .50 FAR |
| Typical Uses: | Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning | Allowable Use: | Existing Use: |
|-----------|--------------|--|--------------------------------|-----------------------|
| North | M & SPI-AP-5 | .75 (M) & .60 (SPI-AP-5) | Manufacturing/Light Industrial | Vacant |
| South | PD 90-0182 | PD File Missing | PD File Missing | Office/Parking Garage |
| East | SPI-AP-5 | .60 | Manufacturing/Light Industrial | Light Industrial Uses |
| West | RSC-6 | 7,000/DU | Single-Family Residential | Single-Family Homes |

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 |
| George Road | County Arterial - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |
| Jarvis Ln/Quality St | County Local - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation | | | |
|-------------------------|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 1,764 | 89 | 202 |
| Proposed | 1,868 | 70 | 204 |
| Difference (+/1) | +104 | -19 | +2 |

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

| Connectivity and Cross Access | | | | |
|-------------------------------|----------------|--------------------------------|--------------|-----------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | | None | None | Meets LDC |
| South | | None | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | None | None | Meets LDC |
| Notes: | | | | |

| Design Exception/Administrative Variance | | |
|--|-----------------------------------|---------------------|
| Road Name/Nature of Request | Type | Finding |
| N/A | Administrative Variance Requested | Approvable |
| | Design Exception Requested | Previously Approved |
| Notes: | | |

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | |
|---|--|---|--|---|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | No wetlands or other surface waters exist on subject parcel. |
| Natural Resources | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | N/A |
| Conservation & Environ. Lands Mgmt. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | No comments. |
| Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other Airport Height Restriction 30' ASML | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | See report |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater systems. |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Impact/Mobility Fees | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel, generally located at 4509 George Road, is split-zoned as Business/Professional Office (BPO) and Commercial Intensive (CI). The total acreage of the property is 1.77 acres, with approximately .53 acres zoned Business/Professional Office (BPO) and 1.25 acres zoned CI. The proposed rezoning will zone the entire property to Commercial Intensive (CI).

The property is situated between George Road and State Road 60 which includes a variety of commercial, office, and light industrial uses. These adjacent zoning districts include Manufacturing and SPI-AP-IV to the north and east. To the south lies a large parking garage, with a large office complex, which fronts the major roadway Memorial Highway. To the east lies a residential neighborhood, zoned RSC-6, with George Road acting as a boundary between the residential and non-residential uses. From a compatibility standpoint, the neighborhood would potentially be most affected, however, due to the short width of the lot (~130') and with the proper screening prescribed in the code, there would be minimal impact. Additionally, the lot area fronting George Road is within a Flood Hazard zone (AE), which will discourage future development along the roadway.

The site is located within the Hillsborough County Urban Service Area and the City of Tampa Service Area. Therefore, the subject property would be served by the Hillsborough County Urban Service Area- Wastewater, and the City of Tampa Service Area – Water.


The subject property is designated as CMU- 12, Community Mixed Use -12, on the Future Land Use Plan. The proposed zoning is consistent with the future land use designation. Based on this, the Planning Commission has determined the proposal to be consistent with the Comprehensive Plan. The uses and zoning districts around the subject property are consistent with the proposed Commercial Intensive zoning district, and thus, staff finds the rezoning request of the property from Business/Professional Office (BPO) & Commercial Intensive (CI) to Commercial Intensive (CI) compatible with the existing development and zoning trends in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

N/A

| | |
|--|---|
| <p>Zoning Administrator Sign Off:</p> |  <p>Brian Grady Mon Aug 14 2023 09:11:18</p> |
|--|---|

APPLICATION NUMBER: RZ 23-0593

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Jared Follin

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/14/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/Northwest

PETITION NO: RZ 23-0593

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/-1.77-acre subject parcel from +/-0.53-acres of Business Professional Office (BPO) and +/-1.25-acres of Commercial Intensive (CI) to Commercial Intensive for the entire use. The subject property has frontage on George Road and Jarvis St/Quality Ln.

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

SITE ACCESS

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).

Transportation Section 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 with 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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

| FDOT Generalized Level of Service | | | | |
|--|------------------|--------------|---------------------|--------------------------------|
| Roadway | From | To | LOS Standard | Peak Hr Directional LOS |
| GEORGE RD | HILLSBOROUGH AVE | MEMORIAL HWY | D | C |

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

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**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|--|--|
| Hearing Date: August 21, 2023 | Petition: RZ 23-0593 |
| Report Prepared: August 9, 2023 | 4509 George Road <i>Directly along George Road and east of Olympia Avenue</i> |
| Summary Data: | |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Community Mixed-Use 12 (12 du/ga; 0.50 FAR) |
| Service Area | Urban |
| Community Plan | Town N' Country |
| Request | Rezoning from Business, Professional Office (BPO) and Commercial, intensive (CI) to Commercial, Intensive (CI) |
| Parcel Size | 1.77 ± acres (77,101.2 square feet) |
| Street Functional Classification | George Road – County Collector Olympia Avenue- Local |
| Locational Criteria | N/A |
| Evacuation Zone | A |



Context

- The 1.77-acre subject property is located directly along George Road and east of Olympia Avenue.
- The site is located within the Urban Service Area and is located within the limits of the Town N' Country Community Plan.
- The subject property is located within the Community Mixed Use-12 (CMU-12) Future Land Use category, which can be considered for a maximum density of up to 12 dwelling units per gross acre and a maximum intensity of 0.50 Floor Area Ratio (FAR). The CMU-12 Future Land Use category shall be urban in intensity and density of uses. Typical uses include, but not limited to residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the locational of incompatible uses.
- The subject site abuts Residential-6 (RES-6) directly to the west. Directly to the north, east and south the site is surrounded by CMU-12.
- The area is developed with light commercial uses to the south. Directly to the north and east there are light industrial uses. The property abuts single-family residential to the west across George Road. Directly northeast there are heavy commercial and vacant uses. Further north and south of the subject site there are additional light commercial uses.
- The subject site has multiple zoning districts, it is split between Business, Professional Zoning (BPO) and Commercial, Intensive (CI). There is Plan Development (PD) zoning directly to the south. Directly north there is Manufacturing (M) and Special Public Interest-Airport-5 (SPI-AP-5) zoning, additional SPI-AP-5 is located to the east as well. To the west there is Residential, Single-Family Conventional-9 (RSC-9) zoning. Further north there are additional PD and M zonings, and further southeast and southwest there is Commercial Neighborhood (CN).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

URBAN SERVICE AREA (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian

or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: a) locational criteria for the placement of non-residential uses as identified in this Plan, b) limiting commercial development in residential land use categories to neighborhood scale; c) requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

4.3 COMMERCIAL CHARACTER

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

Policy 9-1.3: New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

5.2 URBAN/SUBURBAN

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

GOAL 13: Within urban and/or suburban areas of the County, encourage new developments or infill developments to incorporate a mix of uses.

OBJECTIVE 13-1: Flexible urban design standards should be considered to guide new development and redevelopment in urban/suburban areas.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

7.3 PARKING DESIGN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

GOAL 18: Promote parking design that reduces the presence of vehicles on-site.

OBJECTIVE 18-1: Provide desirable parking lot configurations.

LIVABLE COMMUNITIES ELEMENT: Town N' Country Community Plan

III. Vision Statement

We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. We support non-residential construction in a pedestrian friendly, new urban design that contributes to the community's sense of place. We would like to see a reduction in traffic congestion, an increase

in transit service and will take steps to improve the appearance and safety of our primary roadways.

Staff Analysis of Goals, Objectives and Policies:

The 1.77 ± acre subject property is located directly adjacent to George Road and east of Olympia Road. The site is in the Urban Service Area and is located within the limits of the Town N' Country Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Community Mixed Use-12 (CMU-12). The applicant is requesting a rezoning from Business, Professional Office (BPO) and Commercial, Intensive (CI) to Commercial, Intensive (CI).

Objective 1 of the Future Land Use Element (FLUE) notes that 80% of the growth in the region will occur within the Urban Service Area. FLUE Policy 1.4 describes compatibility as proposed developments that are sensitive to and maintain the character of the existing developmental patterns of the surrounding area.

The subject site is within the Urban Service Area and the proposed rezoning does meet the intent of FLUE Objective 1 and Policy 1.4, as the proposed development is encouraging development within the Urban Service Area and that of which is compatible with the development pattern of the surrounding area. The subject site is surrounded and adjacent to commercial uses to the south, east, and further north as well as light industrial to the north and east. The proposed rezoning would allow for the whole parcel to be zoned as CI. The subject site does abut single family residential uses to the west, but it is separated by George Road.

The proposed rezoning does meet the intent of the Neighborhood Protection policies that modify FLUE Objective 16. Objective 16, strives to preserve, protect and enhance neighborhoods and that new development must conform to the area. The policies aim to establish that communities should be protected from incompatible land uses through mechanisms related to locational criteria, limiting commercial development in residential land use categories and requiring the use of buffer areas between unlike land uses. The site is in the CMU-12 Future Land Use category and does not need to meet Commercial Locational Criteria. However, the proposed use would complement the adjacent commercial and industrial uses and George Road provides a natural separation to residential uses. Policy 16.5 of the FLUE states that non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and be located externally to established neighborhoods. The subject site sits directly along George Road which is a county collector. Thus, the proposed rezoning is consistent with this objective and its ensuing policies.

Goal 17 of the Community Design Component (CDC), and Objectives 17-1 both reflect upon the importance of areas developing in a manner that enhances the character and ambiance of the area. The applicant has provided the specific intent is for Commercial Intensive uses on the subject site. A portion of the subject site is currently used for parking spaces which is not a permitted use within the BPO zoning designation. The proposed rezoning would allow for the whole site to be in compliance with the Comprehensive Plan.

The property site is situated within the limits of the Town N' Country Community Plan. Though, there are no applicable goals or strategies within the Town N' Country Community Plan that relate to this application. However, the Town N' Country community plan's vision statement aims to improve the appearance and safety of primary roadways. Therefore, the

proposed rezoning would support the overall vision of the Town N' Country community plan.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0593

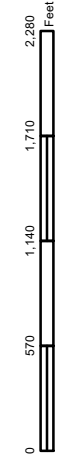
Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

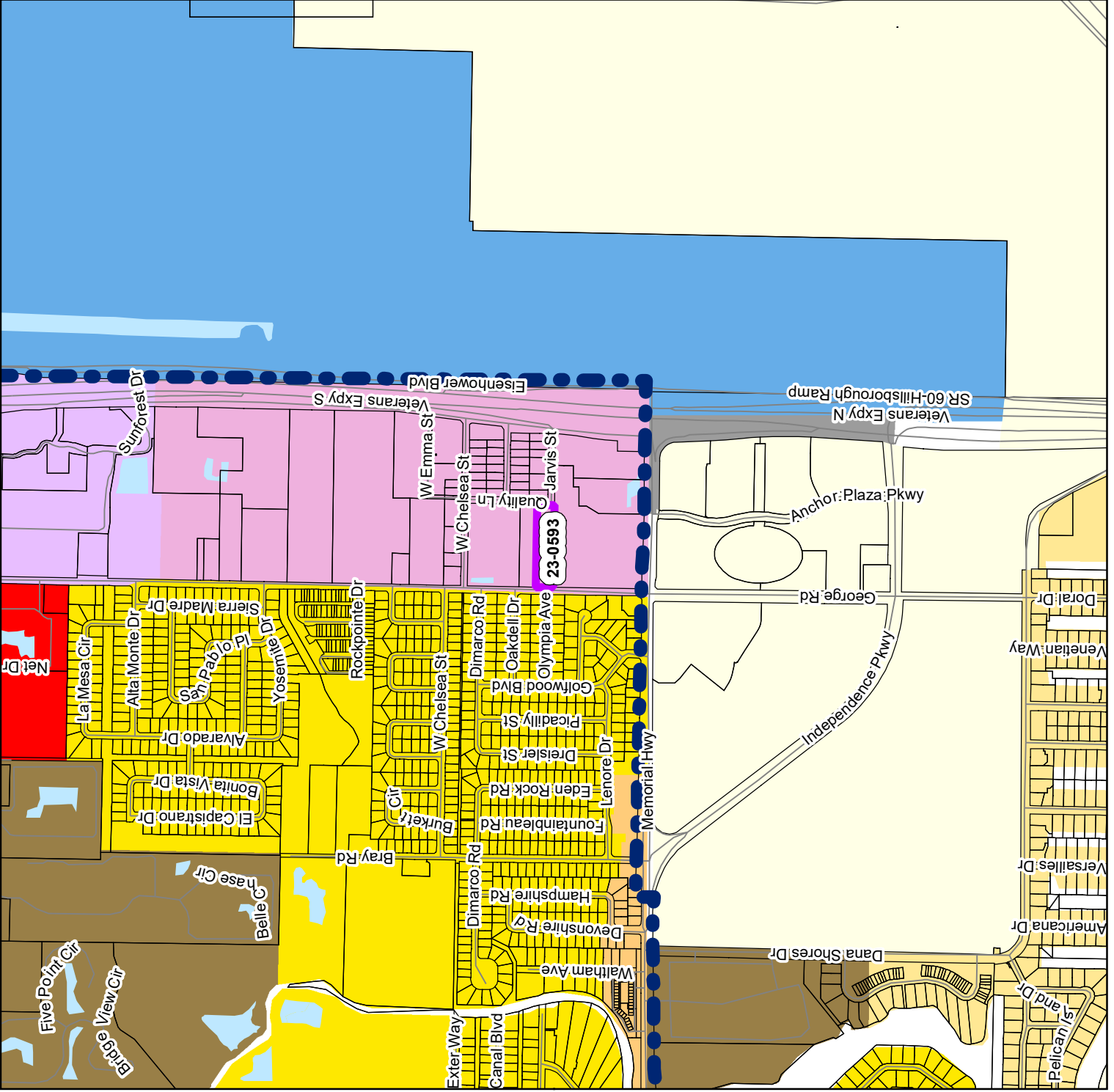
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER
- NATURAL
- LULC
- Wet Poly

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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All rezoning requests are subject to approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map be used for general informational purposes only. The most current data and information, and the appropriate authority.

Map Printed from Rezoning System: 6/30/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Reg_In\Rezoning - Copy.mxd



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