

Rezoning Application: RZ-STD 24-0469

Zoning Hearing Master Date: May 14, 2024

BOCC Land Use Meeting Date: July 09, 2024



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Fourth Property LLC c/o Susan Thompson		
FLU Category:	OC-20		
Service Area:	TSA		
Site Acreage:	Folio: 18193.0000 1.10 +/-	Folio: 18194.0000 0.17 +/-	
Community Plan Area:	Greater Carrollwood Northdale		
Overlay:	None		

Introduction Summary:

The applicant requests to rezone folio 18193.0000 and a portion of folio 18194.0000 to CG. Folio 18193.0000 is split zoned CN and RSC-6, while folio 18194.0000 is split zoned CG and RSC-6. Only the area zoned RSC-6 within folio 18194.0000 is proposed for rezoning.

Zoning:	Existing		Proposed
District(s)	CN	RSC-6	CG
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services,	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services
Acreage	Folio: 18193.0000 0.91 +/-	Folio: 18193.0000 0.19 +/-	Folio: 18194.0000 0.17 +/-
Density/Intensity	0 DU per GA/ FAR: 0.20	6 DU per GA/ FAR: NA	0 DU per GA/ FAR: 0.27
Mathematical Maximum*	Folio: 18193.0000 0 Units/ FAR: 7,927.9 Sq. Ft.	Folio: 18193.0000 0 Units/ FAR: NA	Folio: 18194.0000 0 Units/ FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	CN	RSC-6	CG
Lot Size / Lot Width	7,000 Sq. Ft./ 70'	7,000 Sq. Ft./ 70'	10,000 Sq. Ft./ 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> Front: 30' Rear & Side: LDC 6.01.01 Endnote 10 & 11 	<ul style="list-style-type: none"> Front & Rear: 25' Side: 7.5' 	<ul style="list-style-type: none"> Front: 30' Side & Rear: LDC Sec. 6.01.01 Endnote 10 & 11
Height	35'	35'	50'

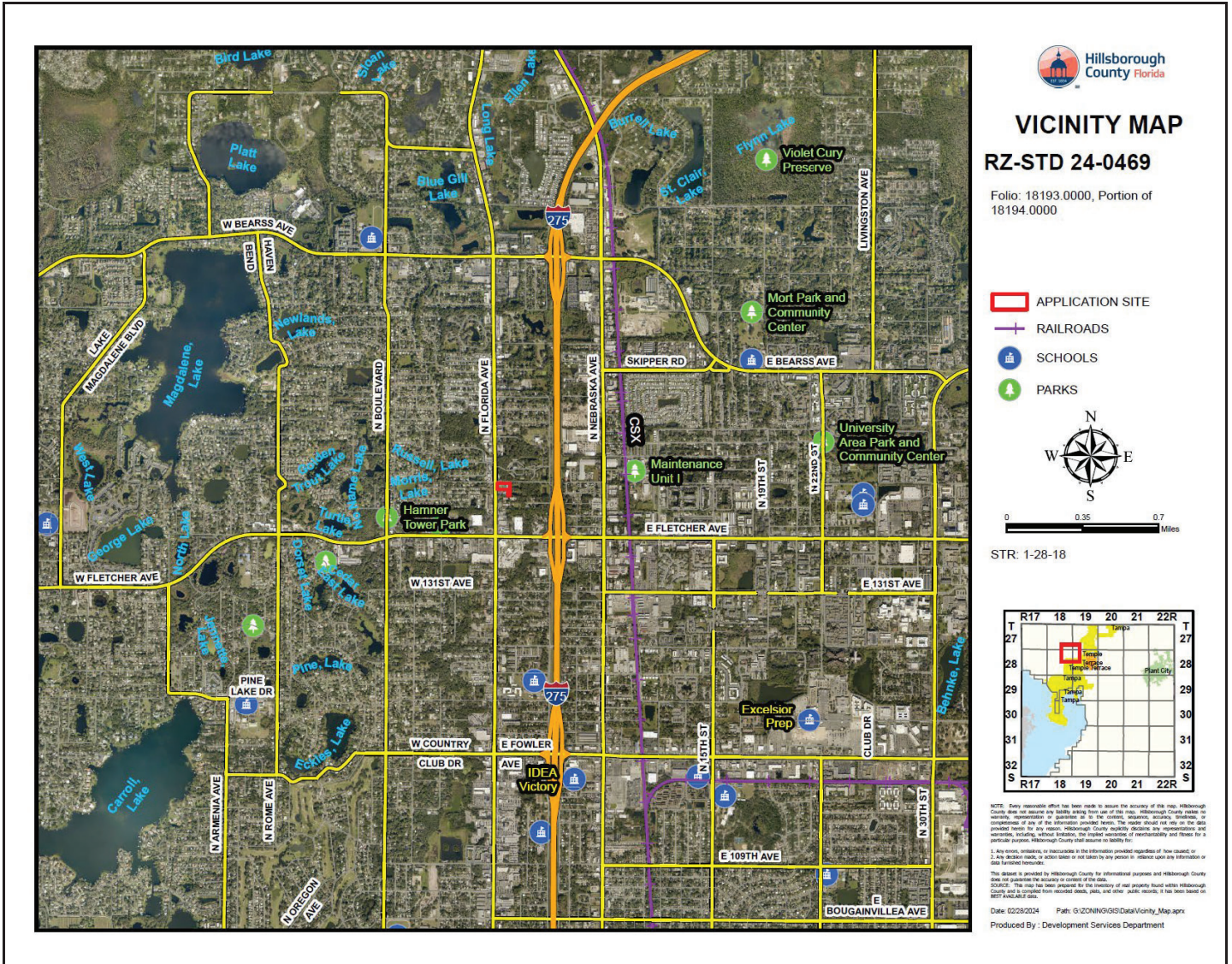
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

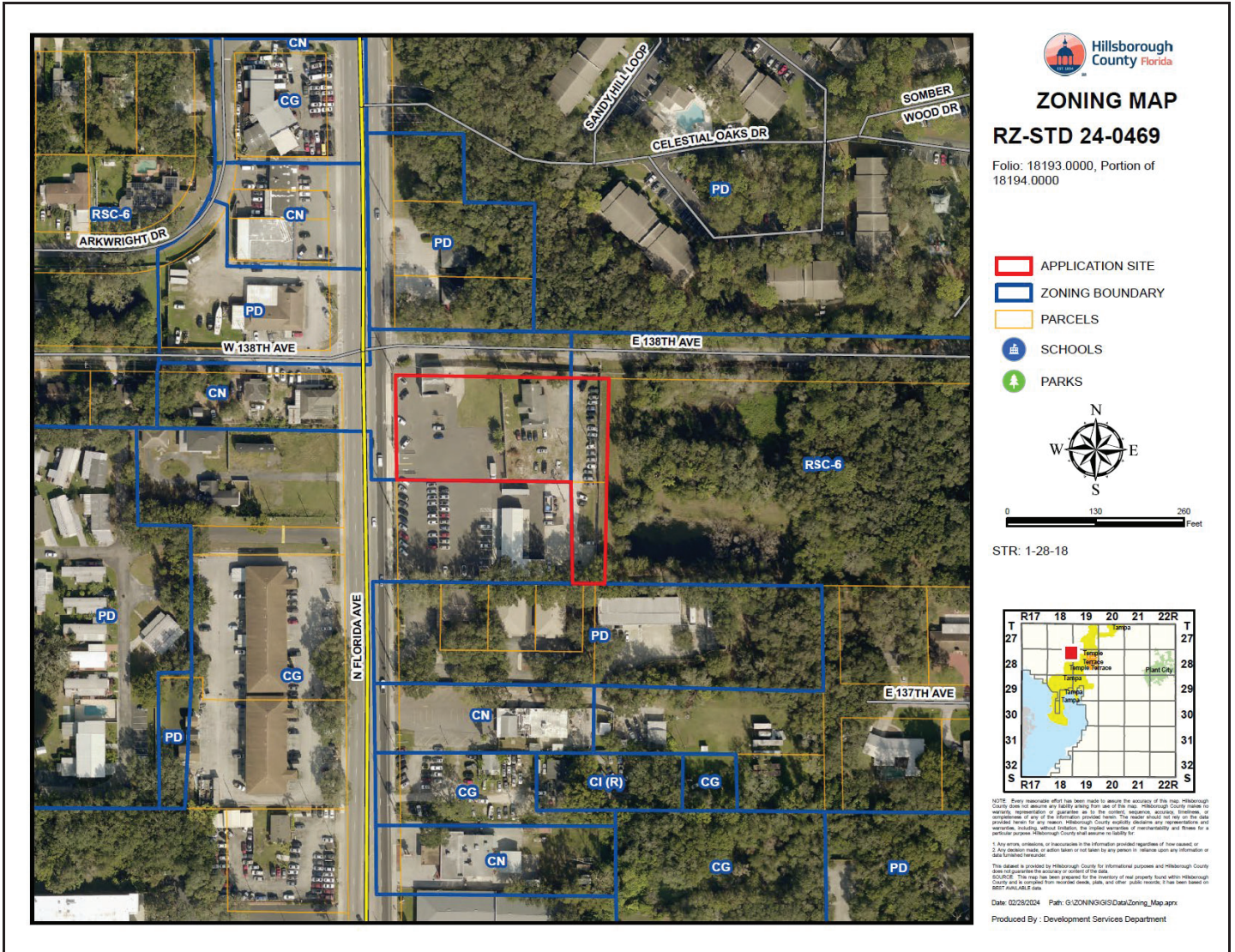


Context of Surrounding Area:

The subject parcels are located along the eastern side of N Floridian Avenue in an area comprised of Planned Developments, CN, CG, AI, M, and RSC - 6 zoning districts. The properties directly north and south of the subject parcels are under office uses, the parcels to the west are a mixture of retail and residential uses, and the parcel adjacent to the east is vacant state-owned land. The properties located north and south of the subject parcels along N Floridian Avenue have a mixture of retail and automotive uses. Furthermore, the surrounding properties have a Future Land Use designation of OC-20 and R-12.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location: 18193.0000	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 85-0036	NA, FAR: 0.52	Retail and Office	OFFICE 1 STY C
South Subject Parcel (18194.0000)	NA	NA	NA	NA
East	RSC-6	6 Units/ FAR: NA	Residential, Single-Family Conventional	STATE
West	CN, CG	CN: 0 DU per GA/ FAR: 0.20, CG: 0 DU per GA/ FAR: 0.27	General Commercial, Office and Personal Services	MIXED USE RETAIL, MULTI RES DWELLINGS

Adjacent Zonings and Uses

Location: 18194.0000	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North Subject Parcel (18193.0000)	NA	NA	NA	NA
South	PD 01-1365	FAR: 0.26	General Commercial, Office/Warehouse	SINGLE FAMILY R
East	RSC-6	6 Units/ FAR: NA	Residential, Single-Family Conventional	STATE
West	CG, PD 83-0347	CG: 0 DU per GA/ FAR: 0.27	General Commercial, Office and Personal Services	WAREHOUSE C

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

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
N Florida Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E 138 th Ave	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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,060	226	315
Proposed	4,426	347	457
Difference (+/-)	+1,366	+121	+142

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<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 checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The subject parcels are located along the eastern side of N. Florida Avenue in an area zoned for commercial uses at various intensities. The site is currently used as an automotive dealership. The property zoned RSC-6 to the east requires no buffering/screening as the existing use of a FDOT Stormwater Area is considered a group 5 commercial use.

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area. Approval of the rezoning does not approve nonconforming structures or appearance of variances. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon May 6 2024 11:16:52</p>
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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

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: GCN/ Northwest

DATE: 05/03/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0469

- 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 requests to rezone two parcels totaling +/- 2.16 acres from Commercial Neighborhood (CN), Commercial General (CG), and Residential Single Family Conventional – 6 (RSC-6) to Commercial General (CG). The site is located on the southeast corner of the intersection of 138th Ave and Florida Avenue. The Future Land Use designation of the site is Residential – 12 (R-12).

SITE ACCESS

The site has existing access to Florida Ave, a Florida Department of Transportation (FDOT)- maintained roadway. The applicant submitted documentation concerning a resubmittal meeting to documents any required site access improvements. According to the submitted comments from FDOT, the current access is non-conforming and is subject to closure when alternate access is available; however, the project does not require an access connection permit.

The site also has frontage on E 138th Ave, a Hillsborough County roadway. 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, 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.

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.

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,400 sf Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)	1,156	39	106
CN, 5,000 sf Drive-In Bank (ITE Code 912)	502	50	106
CN, 3,000 sf Fast-Food Restaurant with Drive-Through Window (ITE 934)	1,402	134	100
RSC-6, 2 Single-Family Dwelling Units (ITE Code 210)	28	3	3
Subtotal	3,060	226	315

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)	1,286	45	124
CG, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE 934)	2,338	223	168
CG, 8,000 sf Drive-In Bank (ITE Code 912)	802	79	165
Subtotal	4,426	347	457

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,366	+121	+142

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Florida Ave and E 128th Ave. N Florida Ave is a four-lane, divided, FDOT maintained principal arterial roadway. Within the vicinity of the project, N Florida Ave has sidewalks and bike lanes on both sides of the roadway. North Florida Ave lies within +/- 80 feet of right of way within the vicinity of the project. E 128th Ave is a two-lane, undivided, substandard, Hillsborough County-maintained local roadway. Within the vicinity of the project, E 128th Ave does not have sidewalks or bike lanes on either side of the roadway. E 128th Ave lies within +/- 70 feet of right of way within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FLORIDA AVE	FLETCHER AVE	BEARSS AVE	E	C

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
N Florida Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E 138 th Ave	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 <input type="checkbox"/> Not applicable for this request			
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Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
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South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	RZ-STD 24-0469
Hearing date:	May 14, 2024
Applicant:	Fourth Property LLC, Susan Thompson
Request:	Rezone to CG
Location:	13627 and 13647 North Florida Avenue, Tampa
Parcel size:	1.27 acres +/-
Existing zoning:	CN, CG, and RSC-6
Future land use designation:	OC-20 (20 du/ga; 0.75 FAR)
Service area:	Urban Services Area
Community planning area:	Greater Carrollwood-Northdale Community Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application: RZ-STD 24-0469

Zoning Hearing Master Date: May 14, 2024

BOCC Land Use Meeting Date: July 09, 2024



Hillsborough County Florida

Development Services Department

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Community Plan Area:	Greater Carrollwood Northdale		
Overlay:	None		

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Density/Intensity	0 DU per GA/ FAR: 0.20	6 DU per GA/ FAR: NA	0 DU per GA/ FAR: 0.27
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Development Standards:	Existing		Proposed
District(s)	CN	RSC-6	CG
Lot Size / Lot Width	7,000 Sq. Ft./ 70'	7,000 Sq. Ft./ 70'	10,000 Sq. Ft./ 75'
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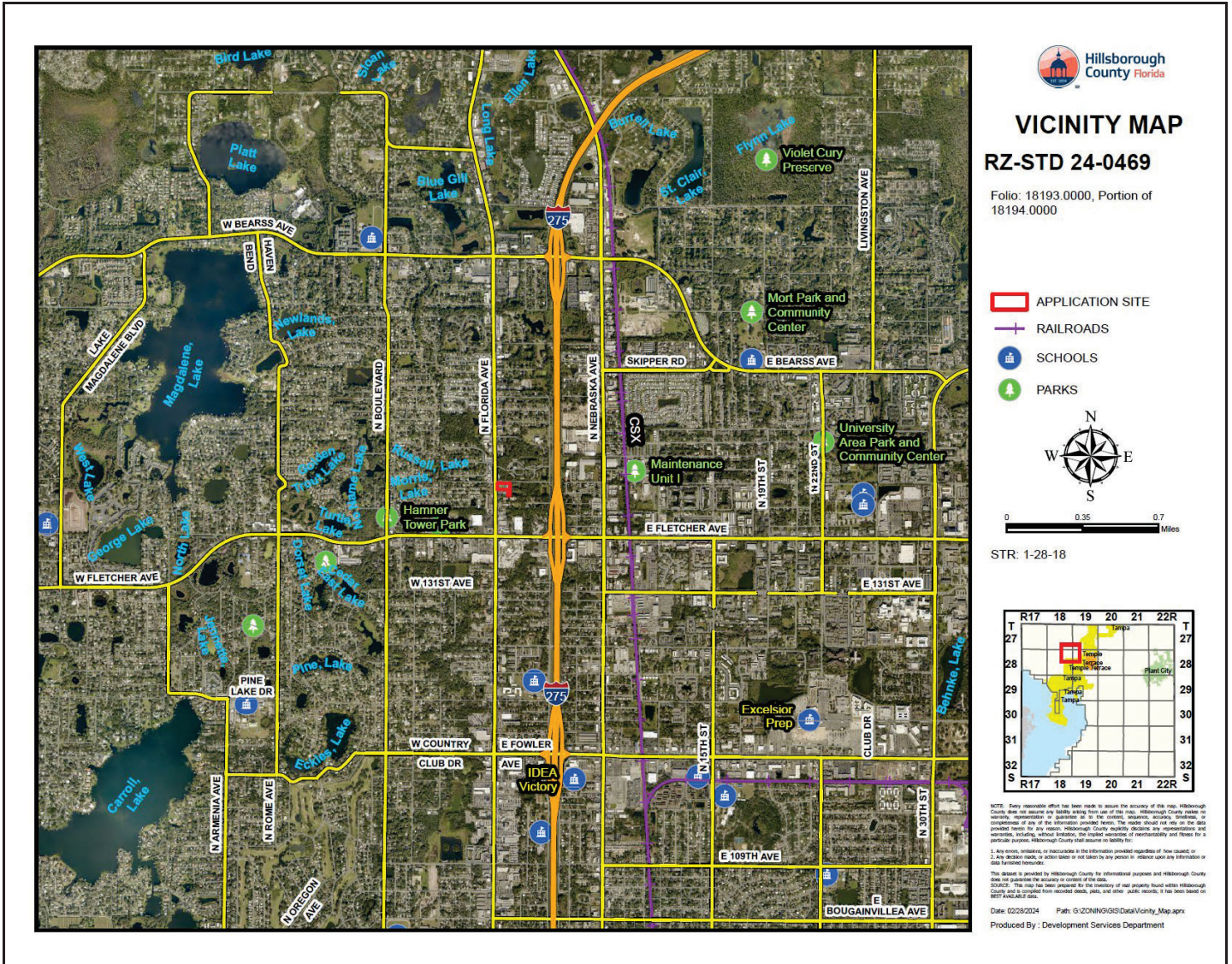
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

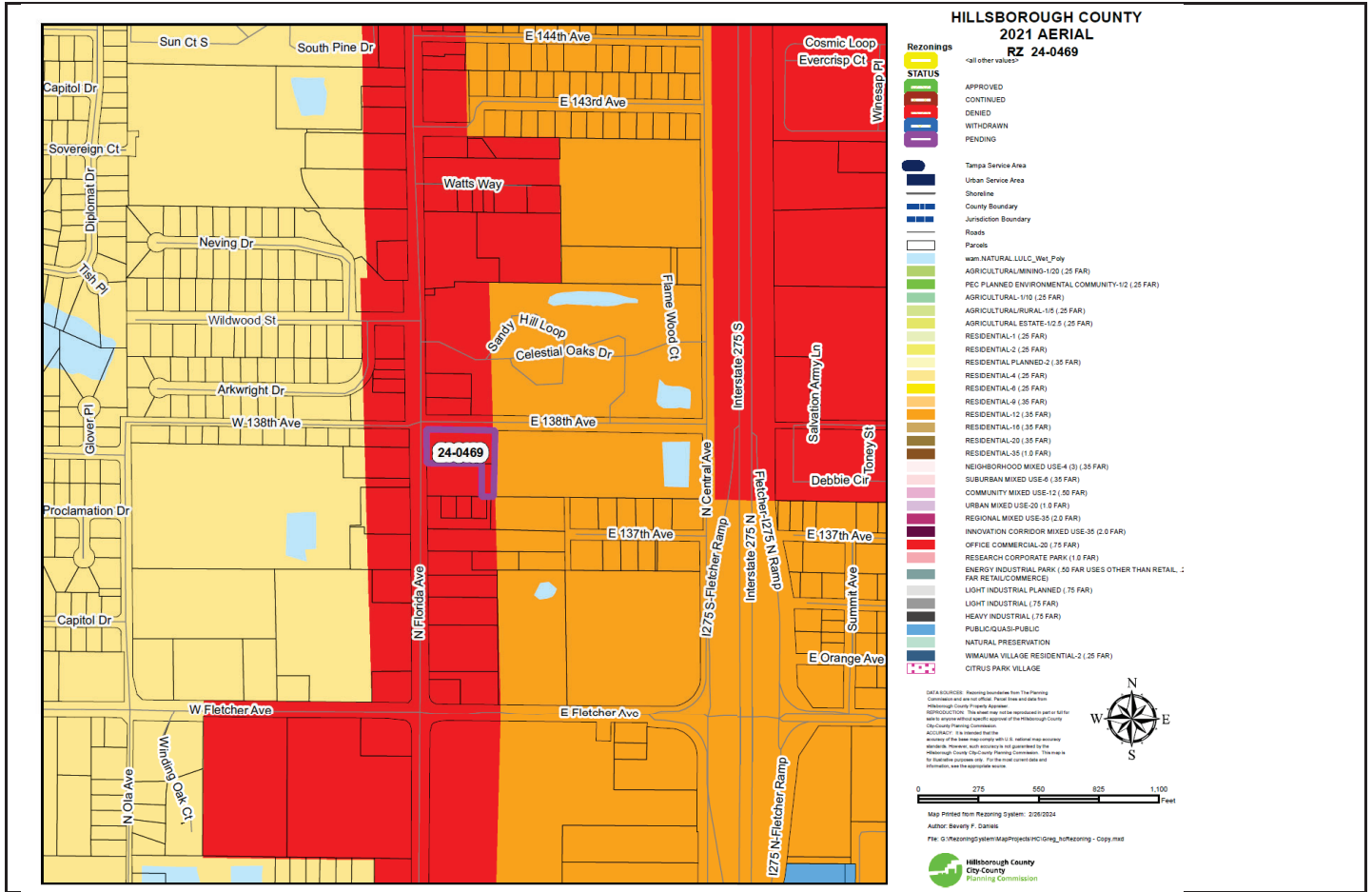


Context of Surrounding Area:

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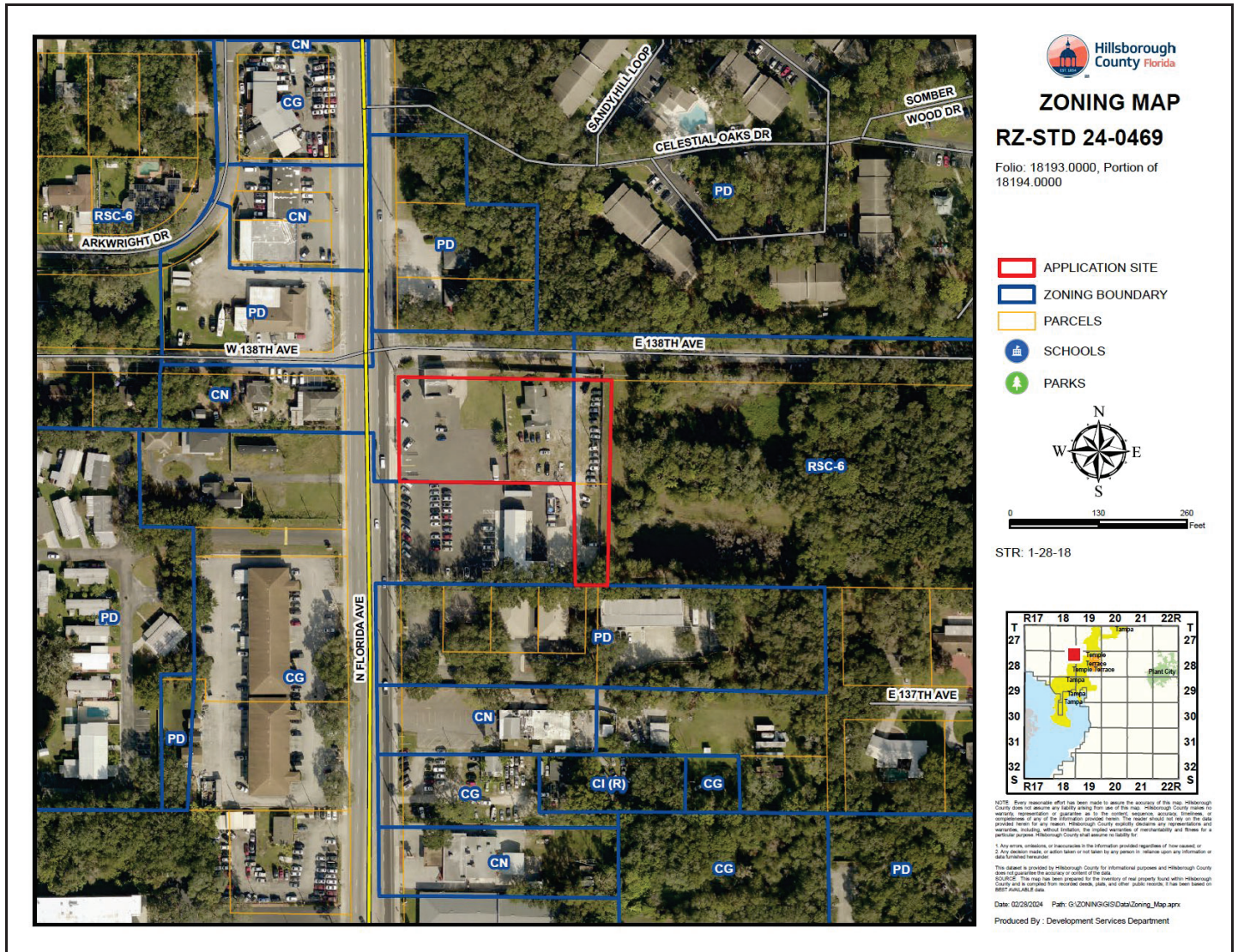
2.2 Future Land Use Map



Subject Site Future Land Use Category:	18193.0000: OC-20 18194.0000: OC-20
Maximum Density/F.A.R.:	OC-20: 20 DU per GA/ FAR: 0.75
Typical Uses:	<p>OC-20: Community commercial type uses, office uses, mixed use developments, and compatible residential uses.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location: 18193.0000	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
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South Subject Parcel (18194.0000)	NA	NA	NA	NA
East	RSC-6	6 Units/ FAR: NA	Residential, Single-Family Conventional	STATE
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2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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Notes:

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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	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<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 checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The subject parcels are located along the eastern side of N. Florida Avenue in an area zoned for commercial uses at various intensities. The site is currently used as an automotive dealership. The property zoned RSC-6 to the east requires no buffering/screening as the existing use of a FDOT Stormwater Area is considered a group 5 commercial use.

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG zoning district is compatible with the existing zoning districts and development pattern in the area. Approval of the rezoning does not approve nonconforming structures or appearance of variances. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon May 6 2024 11:16:52</p>
----------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 14, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Chris McNeal spoke on behalf of the applicant. Mr. McNeal presented the rezoning request, responded to the Zoning Hearing Master's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Carolanne Peddle, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record and responded to the Zoning Hearing Master's questions.

Planning Commission

Ms. Melissa Lienhard, 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. McNeal stated the applicant met with Florida Department of Transportation representatives and the agency had no objections. He stated there is no code enforcement action and the applicant filed the rezoning request on their own initiative.

The hearing officer closed the hearing on RZ-STD 24-0469.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of two folio parcels, 018193.0000 and 018194.0000 with approximately 1.27 acres, at 13627 and 13647 North Florida Avenue, Tampa.

2. The Subject Property is designated OC-20 on the Future Land Use Map. Folio 018193.0000 is zoned CN and RSC-6, and folio 018194.0000 is zoned CG and RSC-6. The RSC-6 zoned portion of the Subject Property is on the east, adjacent to a parcel zoned RSC-6 that is developed as a stormwater management parcel and owned by the Florida Department of Transportation.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Greater Carrollwood-Northdale Community Plan.
4. The Subject Property is developed and in use as an automobile sales operation.
5. The general area surrounding the Subject Property consists of commercial, office, multi-family, single-family, and mobile home park uses on parcels zoned PD, CN, CG, and CI(R). The adjacent properties include a stormwater management parcel owned by FDOT and zoned RSC-6 to the east; a multi-family parcel and professional office uses zoned PD across the East 138th Avenue right-of-way to the north; commercial, office, and personal service uses on parcels zoned CG to the west across North Florida Avenue; and professional offices on properties zoned PD to the south.
6. The applicant is requesting to rezone all of folio 018193.0000 and the RSC-6 zoned portion of folio 018194.0000 to CG.
7. Development Services Department staff found the proposed rezoning request to CG is compatible with the existing zoning and development pattern in the area. Staff found the rezoning request approvable.
8. Planning Commission staff found the proposed rezoning to CG is consistent with the goals, objectives, and policies of the *Unincorporated Hillsborough County Comprehensive Plan* and compatible with the surrounding development pattern.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and does 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 consistent with

the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

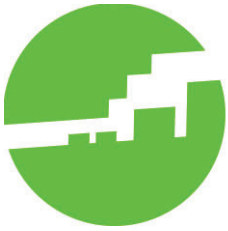
The applicant is requesting to rezone all of folio 018193.0000 and the RSC-6 zoned portion of folio 018194.0000 to CG.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to CG.

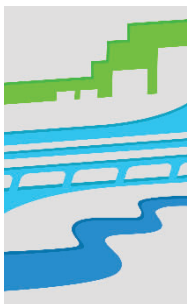
Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

June 6, 2024
Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 14, 2024 Report Prepared: May 02, 2024	Petition: RZ 24-0469 Folios: 18193.0000 & 18194.0000 <i>East of North Florida Avenue, south of 138th Avenue East</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ac ; 0.75 FAR)
Service Area	Urban
Community Plan	Greater Carrollwood-Northdale
Requested Zoning	Rezoning from Commercial Neighborhood (CN) and Residential Single Family Conventional (RSC-6) to Commercial General (CG) to continue the existing auto uses.
Parcel Size	2.16 ± acres
Street Functional Classification	North Florida Avenue – County Collector 138 th Avenue East – Local
Locational Criteria	Yes, meets
Evacuation Zone	N/A



Context

- The 2.16 ± acre subject site is located east of North Florida Avenue and south of 138th Avenue East.
- The site is in the Urban Service Area (USA). It is within the limits of the Greater Carrollwood-Northdale Community Plan.
- The subject property is located within the Office Commercial-20 (OC-20) Future Land Use category. The OC-20 Future Land Use category can be considered for a maximum of up to 20 dwelling units per gross acre and a maximum of up to 0.75 Floor Area Ratio (FAR). The OC-20 Future Land Use category is intended to recognize existing commercial and office centers and provide for future development opportunities. Typical uses in the OC-20 category include but are not limited to community commercial type uses, office uses, mixed use developments and compatible residential uses.
- The OC-20 Future Land Use category encompasses the subject site and runs north to south over North Florida Avenue. The OC-20 extends east and west along North Florida Avenue splitting the area. To the east is Residential-12 (RES-12) Future Land Use category and to the west is the Residential-4 (RES-4) Future Land Use category. Further east are more intense Future Land Use categories such as the Urban Mixed Use-20 and the Residential-20 Future Land Use.
- The subject site has Light and Heavy Commercial existing land uses. Public/Quasi-Public (P/Q-P) uses are to the immediate east. Light Commercial uses are to the immediate south, north across 138th Avenue East and west across North Florida Avenue. Further west is a Mobile Home Park. There is also vacant land to the immediate south. Single-family and two-family uses are to the northwest and southeast.
- The site is currently zoned as Commercial General (CG), Commercial Neighborhood (CN) and Residential Single Family Conventional (RSC-6). CG extends to the west, north and south. CN zoning are interspersed throughout all sides of the subject site. Planned Development (PD) zoning is also on all sides.
- The applicant is requesting a rezoning from Commercial Neighborhood (CN) and Residential Single Family Conventional (RSC-6) to Commercial General (CG) to continue the existing auto uses.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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 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 16.2: *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 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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.*

LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood-Northdale Community Plan

1. Community Growth/Revitalization

Encourage development and redevelopment opportunities that reflect the citizens’ vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community .

Goal 1: Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.

Strategies:

- Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.
- Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques:

near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erhlich Road, and Gunn Highway and Nixon Road.

- Establish incentives for redevelopment and revitalization programs (i.e. façade enhancement) for community activity centers, especially within non-residential portions along North Dale Mabry Highway and Florida Avenue.
- Encourage higher density development and redevelopment to coordinate with the adopted transit plans (TBARTA Master Plan) at community activity centers, especially Dale Mabry Highway and Florida Avenue.
- Create and adopt a redevelopment overlay for North Dale Mabry and Florida Avenue Corridors. Features of these overlays include:
 - Improve address numbering and readability.
 - Traditional neighborhood development (TND) standards or from based codes to the extent possible for development and redevelopment projects.
 - Architectural design standards for the redevelopment of the corridors.
 - Incentives for adaptive reuse of existing facilities and redevelopment activities.
 - Transportation planning methods to discourage traffic on North Dale Mabry Highway and Florida Avenue, especially circulator busses, or through identification of alternative network of parallel alleys or feeder/frontage roads.

Staff Analysis of Goals, Objectives and Policies:

The 1.24 ± acre subject site is located east of North Florida Avenue and south of 138th Avenue East. The subject site is in the Urban Service Area and within the limits of the Greater Carrollwood-Northdale Community Plan. The subject site’s Future Land Use classification is Office Commercial-20 (OC-20). The applicant is requesting a rezoning from Commercial Neighborhood (CN) and Residential Single Family Conventional (RSC-6) to Commercial General (CG) to continue the existing auto uses.

The subject site is 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.” The subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan Policy 1.4.

The proposal is consistent with the allowable maximum density and allowable uses under its Future Land Use category of OC-20. Under the OC-20 Future Land Use category, the subject site would allow for a maximum of 40 dwelling units per gross acre or 0.75 FAR. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state, and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly light commercial, single, and multi-family uses. The subject site also meets Commercial- Locational Criteria (CLC) as established by FLUE Objective 22 and Policy 22.1.

The subject site meets Goal 1 of the Greater Carrollwood Community Plan. Community Growth/Revitalization encourages development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community. Goal 1 establishes sustainable community activity centers that allow citizens to live, work and play all within walking distances. The rezoning to Commercial General would continue to complement the existing area and community.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

Recommendation

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

HILLSBOROUGH COUNTY 2021 AERIAL RZ 24-0469

Rezonings
all other values

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

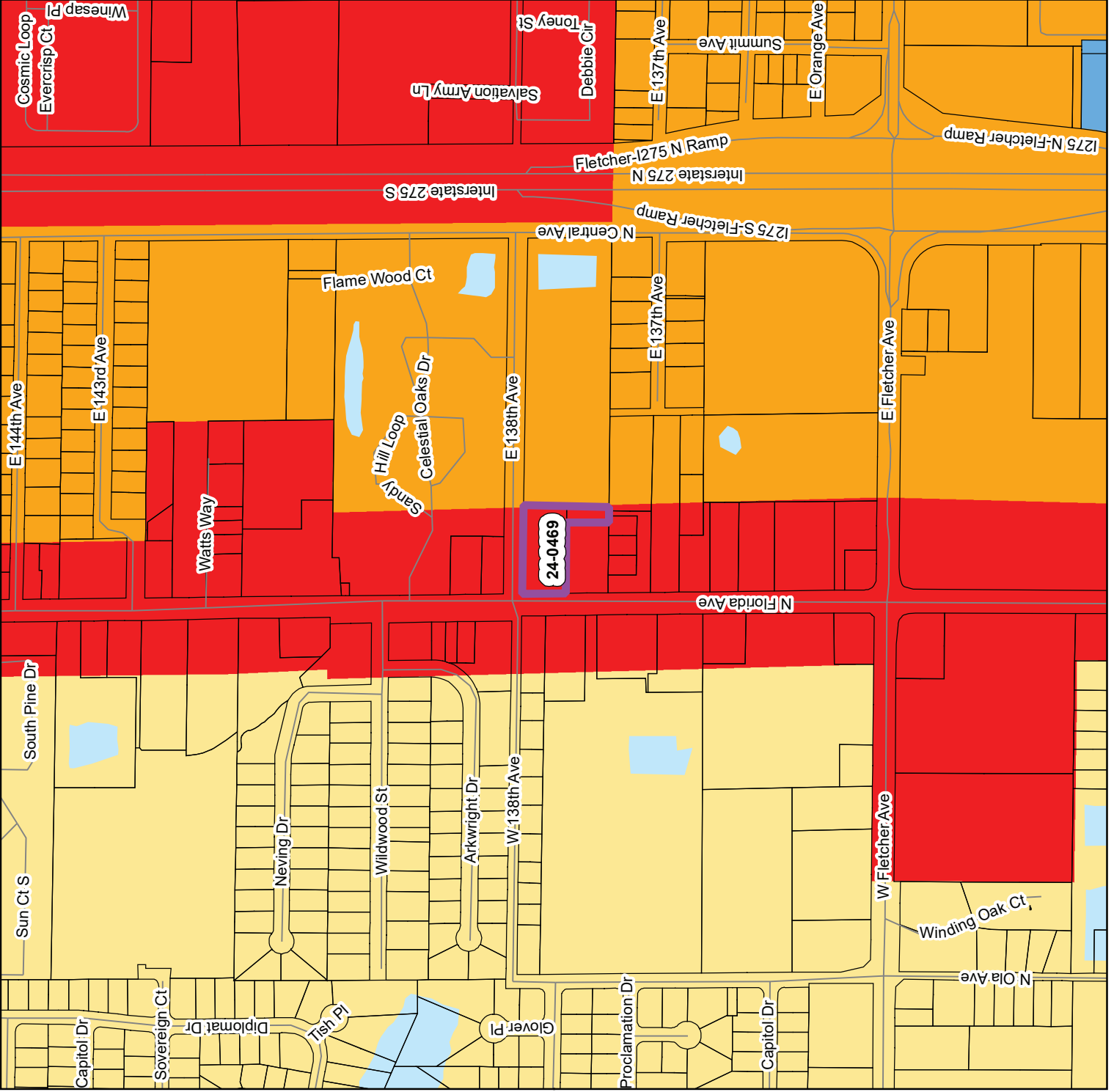
- wam NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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 (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- 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. The data is not for sale or to be used for any other purpose without the specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 2/26/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gea_H\Rezoning - Copy.mxd



24-0469



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: GCN/ Northwest

DATE: 05/03/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0469

- 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 requests to rezone two parcels totaling +/- 2.16 acres from Commercial Neighborhood (CN), Commercial General (CG), and Residential Single Family Conventional – 6 (RSC-6) to Commercial General (CG). The site is located on the southeast corner of the intersection of 138th Ave and Florida Avenue. The Future Land Use designation of the site is Residential – 12 (R-12).

SITE ACCESS

The site has existing access to Florida Ave, a Florida Department of Transportation (FDOT)- maintained roadway. The applicant submitted documentation concerning a resubmittal meeting to documents any required site access improvements. According to the submitted comments from FDOT, the current access is non-conforming and is subject to closure when alternate access is available; however, the project does not require an access connection permit.

The site also has frontage on E 138th Ave, a Hillsborough County roadway. 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, 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.

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.

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,400 sf Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)	1,156	39	106
CN, 5,000 sf Drive-In Bank (ITE Code 912)	502	50	106
CN, 3,000 sf Fast-Food Restaurant with Drive-Through Window (ITE 934)	1,402	134	100
RSC-6, 2 Single-Family Dwelling Units (ITE Code 210)	28	3	3
Subtotal	3,060	226	315

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,000 sf Pharmacy/Drugstore with Drive-Through Window (ITE Code 881)	1,286	45	124
CG, 5,000 sf Fast-Food Restaurant with Drive-Through Window (ITE 934)	2,338	223	168
CG, 8,000 sf Drive-In Bank (ITE Code 912)	802	79	165
Subtotal	4,426	347	457

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,366	+121	+142

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Florida Ave and E 128th Ave. N Florida Ave is a four-lane, divided, FDOT maintained principal arterial roadway. Within the vicinity of the project, N Florida Ave has sidewalks and bike lanes on both sides of the roadway. North Florida Ave lies within +/- 80 feet of right of way within the vicinity of the project. E 128th Ave is a two-lane, undivided, substandard, Hillsborough County-maintained local roadway. Within the vicinity of the project, E 128th Ave does not have sidewalks or bike lanes on either side of the roadway. E 128th Ave lies within +/- 70 feet of right of way within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
FLORIDA AVE	FLETCHER AVE	BEARSS AVE	E	C

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
N Florida Ave	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
E 138 th Ave	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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,060	226	315
Proposed	4,426	347	457
Difference (+/-)	+1,366	+121	+142

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Michael Owen
 Joshua 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	
<p>HEARING DATE: 4/15/20204</p> <p>PETITION NO.: 24-0469</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 3/19/2024</p> <p>PROPERTY ADDRESS: 13647 N Florida Ave, Tampa, FL 33613</p> <p>FOLIO #: 0181930000, and 0181940000</p> <p>STR: 01-28S-18E</p>
<p>REQUESTED ZONING: To CG</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search
<p>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.</p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <ul style="list-style-type: none"> Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years. 	

my/ cb

ec: Susan Thompson – SusanTampaHybrids@gmail.com
 Christopher S. McNeal – Permitting@mcnealengineering.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



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:** 2/26/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/1/2024

PROPERTY OWNER: Fourth Property LLC c/o Susan Thompson **PID:** 24-0469

APPLICANT: Fourth Property LLC c/o Susan Thompson

LOCATION: 13647 N Florida Ave Tampa, FL 33613

FOLIO NO.: 18193.0000 and 18194.0000

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the sites are not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

HC EVSD has no objections.

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

PETITION NO.: RZ-STD 24-0469 REVIEWED BY: Clay Walker, E.I. DATE: 3/1/2024

FOLIO NO.: _____

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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.

- 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 26 Feb. 2024

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Christopher McNeal

PETITION NO: RZ-STD 24-0469

LOCATION: N. Florida Ave., Tampa, FL 33613

FOLIO NO: 18193.0000 & 18194.0000

SEC: 01 TWN: 28 RNG: 18

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

Transcript of Proceedings
May 14, 2024

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Tuesday, May 14, 2024

TIME: Commencing at 6:00 p.m.
 Concluding at 8:28 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 Second Floor Boardroom
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 MS. HEINRICH: Our next item is Item C.3, Standard
2 Rezoning 24-0469. The applicant is Fourth Property LLC,
3 requesting a rezoning from CN, CG and RSC-6 to CG.
4 Carolanne Peddle with Development Services will present staff
5 findings after the applicant's presentation.

6 MR. McNEAL: Thank you. Good evening Madam Hearing
7 Officer.

8 HEARING MASTER: Good evening.

9 MR. McNEAL: Chris McNeal, 15957 North Florida Avenue,
10 Lutz, Florida 33549 on behalf of the applicant, Tampa Hybrid.

11 I appreciate you giving us a couple of minutes
12 tonight. I'll be real short. But this is a request for a
13 portion of the existing Tampa Hybrids dealership to be rezoned
14 for standard rezoning from CN and RSC-6 to CG. They've been
15 there for some time. We help them with their first day of this
16 project and happy to do that. And as you can see, that's a very
17 clean facility. They take a lot of pride in what they do.
18 They're located on Florida Avenue just north of Fletcher towards
19 Lutz.

20 Their -- this location of -- of where we're requesting
21 a rezoning for, I'll show you just a little bit here in a
22 minute, but I just wanted to show you kind of how this site has
23 been functioning in recent times. So -- and to go back a little
24 bit of history. In 1940s, this was a -- the area that we're
25 talking about rezoning and then at the corner was a family owned

1 operated filling in service station. It was operated for that
2 way for probably over 40 years until '87 when the -- a previous
3 or the -- the next owner stopped selling fuel there and just did
4 service only for another 30 years or so. And now fast forward
5 to the current owner, Tampa Hybrid who's -- who owns that
6 property is well maintaining and looking to expand their
7 facilities. So this was kind of step one of that process for
8 them.

9 And you can see the building in the back there on your
10 current -- the -- that is on this property that was used as a
11 service station I was referencing. Here, just a little bit
12 zoomed in on the parcels, the one on the left side shows a
13 perimeter of that dash line going around their existing
14 property. It's 2.16 acres and you can see it's a mix of -- of
15 CM, CG and RSC-6 there.

16 I want to point out here while we're here the adjacent
17 properties. So the RC-6 to the east is really a DOT owned
18 property. It's a large stormwater reservoir. It's completely
19 developed as far as they're concerned. There's nothing there
20 from a residential standpoint. To the north is retail and
21 commercial and then across the street to the west and to the
22 south, they're also CG uses. So this is almost kind of like
23 a -- a remnant piece we see, just kind of cleaning up a little
24 bit for the area and just kind of make it something that --
25 that -- since I this has had CG use on it for so long -- such a

1 long time, just kind of making it -- making the record cleaner.

2 On the right side there, you'll see the limits of the
3 request, which is the portion of CN and RSC-6 that we're talking
4 about. With that, I would to like close, if there are any
5 questions, I would be happy to answer them, but that's all we
6 have.

7 HEARING MASTER: How did you manage to get that great
8 shot with that double rainbow?

9 MR. McNEAL: Well, that actually -- that actually is
10 a -- Tampa Hybrid's photo.

11 HEARING MASTER: That's very nice.

12 MR. McNEAL: Yeah. Well, they -- and they -- they
13 really -- you know, he's probably one of the few guys in town
14 that work on hybrid, very, very clean operation and love
15 hybrids. And that's -- that's really what he's about. So he's
16 a great person to have in town.

17 HEARING MASTER: All right. Thank you. I -- I have
18 no questions for you about the rezoning. Thank you.

19 All right. Development Services.

20 MS. PEDDLE: Good evening. Carolanne Peddle,
21 Development Services. Standard Rezoning 24-0469.

22 The applicant requests to rezone folio 18193 and a
23 portion of folio 18194 to CG. Folio 18193 is split zones CN
24 and RSC-6 while folio 18194 is split zone CG and RSC-6. Only
25 the area zoned RSC-6 with folio 18194 is proposed for rezoning.

1 The subject -- the subject properties have a Future
2 Land Use designation of OC-20 was surrounding categories to
3 include C -- OC-20 and R-12. The subject parcels are located
4 along the eastern side of North Florida Avenue in an area zoned
5 for commercial uses at various intensities. The parcels to the
6 west are a mixture of retail and residential uses. And parcel
7 adjacent to the east is an FDOT stormwater area which is
8 considered a group five commercial use.

9 The property is located north and south of the subject
10 parcels along North Florida Avenue have to make sure have enough
11 retail and automotive uses. Based on the above consideration,
12 Staff finds the proposed CG zoning district compatible with the
13 existing zoning districts and development patterns in the area.
14 Approve of the rezoning does not approve nonconforming
15 structures or appearances of variances.

16 Therefore, Staff finds the request approvable. That
17 concludes my report.

18 HEARING MASTER: All right. And I probably should
19 have asked the applicant this, but I understand it's an existing
20 use. And so, is the rezoning, is it subject to a code
21 enforcement action or something or is it --

22 MS. PEDDLE: I don't believe so.

23 HEARING MASTER: Okay.

24 MS. PEDDLE: Just when we were looking at the zonings,
25 there's one structure that doesn't meet the --

1 HEARING MASTER: Okay.

2 MS. PEDDLE: -- setbacks.

3 HEARING MASTER: All right. Thank you. All right.
4 Planning Commission, please.

5 MS. LIENHARD: Thank you. The subject property is
6 located in the office commercial-20 Future Land Use Category.
7 It is in the urban service area. And it is also located within
8 the limits of the Greater Carrollwood Northdale Community Plan.
9 The OC-20 Future Land Use Category extends east and west along
10 North Florida Avenue splitting the area. To the east is
11 residential-12 and to the west is residential-4. Further east
12 are more intense Future Land Use Categories such as urban mixed
13 use-20 and the -- and the residential-20 Future Land Use
14 Category.

15 Future Land Use Element Policy 1.4 requires that all
16 new developments be compatible with the surrounding area,
17 nothing that compatibility does not mean the same as, rather it
18 refers to the sensitivity of development proposals and
19 maintaining the character of existing development. The subject
20 site is proposing compatible growth within the urban service
21 area, insuring consistency with Policy 1.4.

22 The proposal meets the intent of Future Land Use
23 Element Objective 16 and its accompanying policies that require
24 new development be compatible with the surrounding neighborhood.
25 Goal 12 and Objective 12-1 of the community design component

1 required that new developments recognize the existing community
2 and be designed to relate to and be compatible with the
3 predominant character of the area.

4 In this case, the surrounding land use pattern is
5 mostly light commercial, single and multi-family residential
6 uses. The subject site meets Goal 1 of the Greater Carrollwood
7 Northdale Community Plan, which encourages development and
8 redevelopment opportunities that reflect the citizens' vision
9 for an aesthetically pleasing, well designed transit supported,
10 mixed use activity center, as well as residential neighborhoods
11 with promote a vibrant and economically sustainable community.

12 Goal 1 establishes sustainable community activity
13 centers that allow citizens to live, work and play within
14 walking distances. The rezoning to commercial general would
15 continue to complement the existing area and the community.
16 Consistent with this vision. Based upon those considerations,
17 Planning Commission staff finds the proposed rezoning consistent
18 with the Unincorporated Hillsborough County Comprehensive Plan.
19 Thank you.

20 HEARING MASTER: All right. Thank you. All right.
21 Is there anyone here or online who wishes to speak in support of
22 this application? I do not hear anyone.

23 Is there anyone here or online who wishes to speak in
24 opposition to this application? All right. I do not hear
25 anyone.

1 Development Services, anything further?

2 MS. HEINRICH: No, ma'am.

3 HEARING MASTER: Okay. And applicant.

4 MR. McNEAL: Yes, ma'am, just two things. One, I just
5 wanted to point out, we did meet with DOT pre-application
6 meeting with them. They had no objection to the request and
7 were very supportive.

8 And the second thing was, no, this is not part of a
9 code enforcement. It was completely initiated on the
10 applicant's behalf.

11 HEARING MASTER: Okay. They just realize that the
12 rezoning is not completely compliant with their use or something
13 and --

14 MR. McNEAL: That's correct.

15 HEARING MASTER: -- decided it's time?

16 MR. McNEAL: They -- they're newer owners to the
17 property. They developed the parcel, redeveloped the parcel to
18 the south here a couple of years ago. And -- and in talking
19 with them about their future plans and expansion is when that
20 came up. And so we just initiated knowing we would have to do
21 that before we can submit any site plans or anything else.

22 HEARING MASTER: I understand. All right. Thank you
23 so much.

24 MR. McNEAL: Thank you.

25 HEARING MASTER: This closes the hearing on Standard

1 Rezoning 24-0469.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center
601 East Kennedy Boulevard
Tampala, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 continued by the applicant to the May 14, 2024, ZHM Hearing.

2 Item A.13, RZ-STD 24-0338. This application is out of
3 order to be heard and is being continued to the May 14, 2024,
4 ZHM Hearing.

5 Item A.14, RZ-STD 24-0469. This application is being
6 continued by the applicant to the May 24 [sic], 2024, ZHM
7 Hearing.

8 And that concludes our withdrawals and continuances.

9 MS. HATLEY: Thank you very much, Ms. Heinrich.

10 Before we continue, I've been informed that there's
11 some audio issues online, and so we're going to take just a few
12 minutes and see if that can be resolved. So we're going to
13 just -- meeting is going to be on hold for about five minutes.

14 (Off the record at 6:04 p.m.)

15 (On the record at 6:17 p.m.)

16 MS. HATLEY: All right. Thank you, everyone, for your
17 Patience. The meeting is out of recess, and we'll reconvene.
18 Hopefully, we have the audio issues resolved.

19 And Ms. Heinrich, since the person's online, I guess,
20 couldn't hear before, would you mind reading into the record the
21 cases that have been withdrawn and continued and so forth?

22 MS. HEINRICH: Sure. So I'll go ahead and repeat
23 those elements.

24 MS. HATLEY: Thank you.

25 MS. HEINRICH: Begin with Item A.1, MM 23-0768. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE