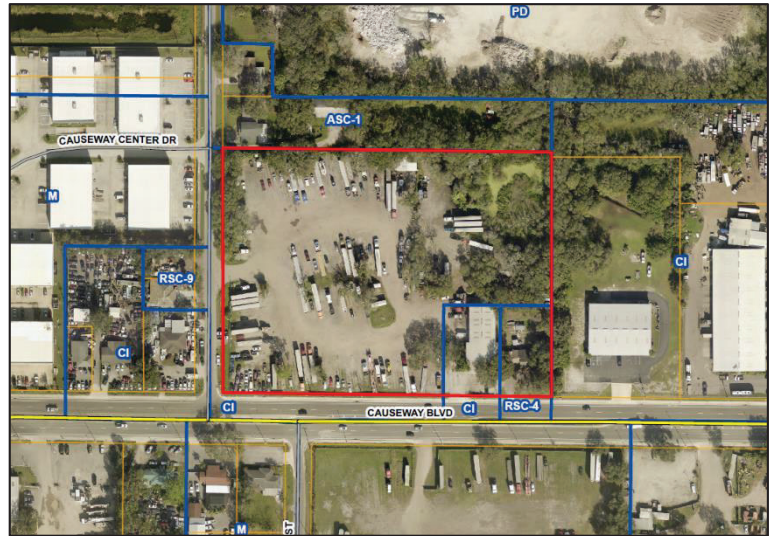


**Rezoning Application:** 23-0782  
**Zoning Hearing Master Date:** November 13, 2023  
**BOCC Land Use Meeting Date:** January 9, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Lowndes c/o Tara Tedrow, Esq. & Logan Opsahl, Esq.  
**FLU Category:** OC-20  
**Service Area:** Urban  
**Site Acreage:** 6.95  
**Community Plan Area:** Greater Palm River  
**Overlay:** None



**Request Summary:**

Request to rezone a split-zoned parcel, located at 5420 Causeway Boulevard, from Residential Single-Family Conventional- 4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI) in order to bring the property under one zoning district.

Zoning:	Existing		Proposed
District(s)	RSC-4	CI	CI
Typical General Use(s)	Single-Family Residential (Conventional Only)	Intensive Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	0.39	6.59	6.98
Density/Intensity	1 unit per 10,000 sf	.30 FAR	.30 FAR
Mathematical Maximum*	1 unit	86,118 sf	91,263 sf

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-4	CI	CI
Lot Size / Lot Width	10,000sf / 75'	20,000 sf / 100'	20,000 sf / 100'
Setbacks/Buffering and Screening	Front- 25' Rear- 25' Sides- 7.5	Front- 30' North- Screening Type B / 20' buffer	Front- 30' North- Screening Type B / 20' buffer
Height	35'	50'	50'

**Additional Information:**

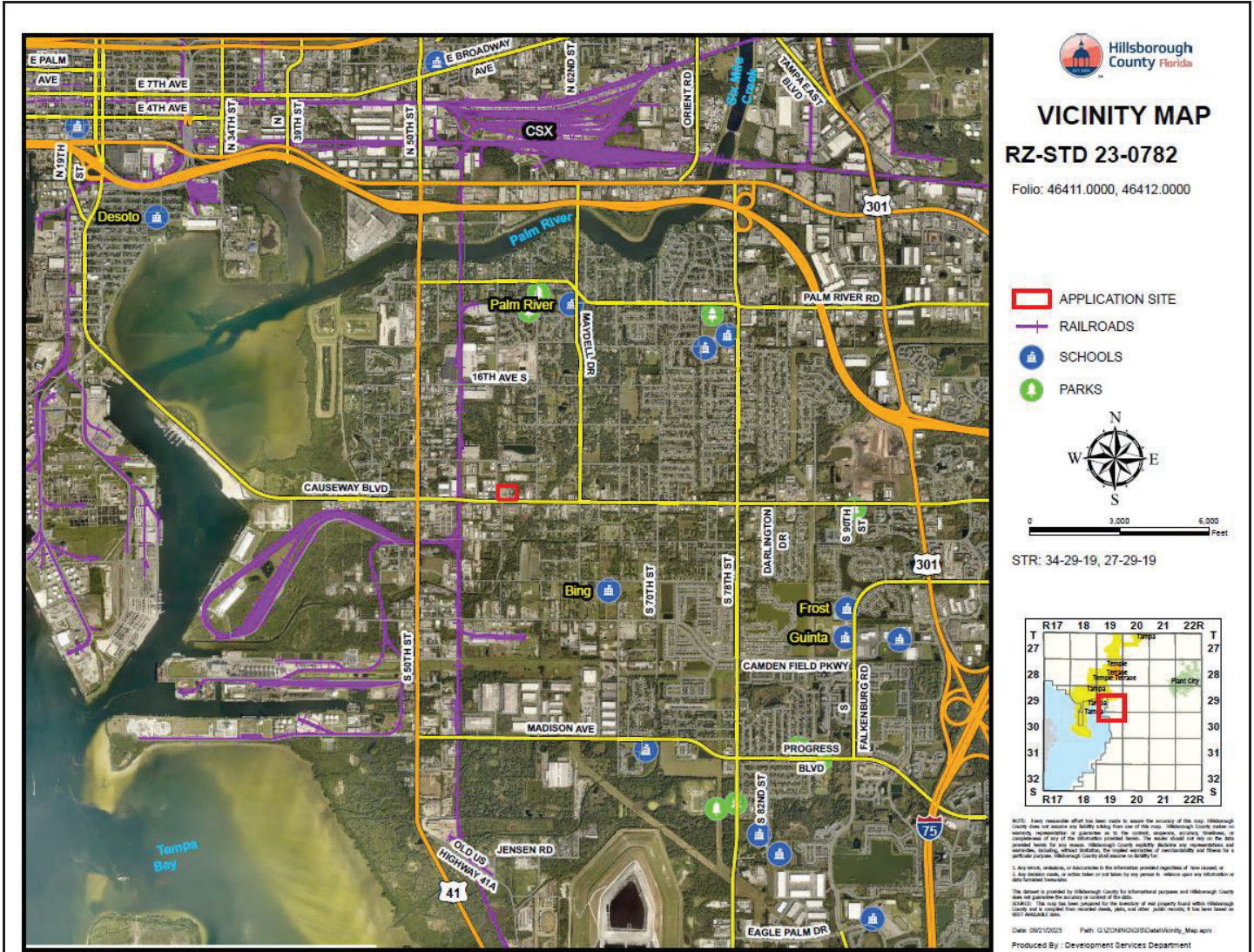
PD Variation(s)	N/A
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation:  
Consistent

Development Services Recommendation:  
Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



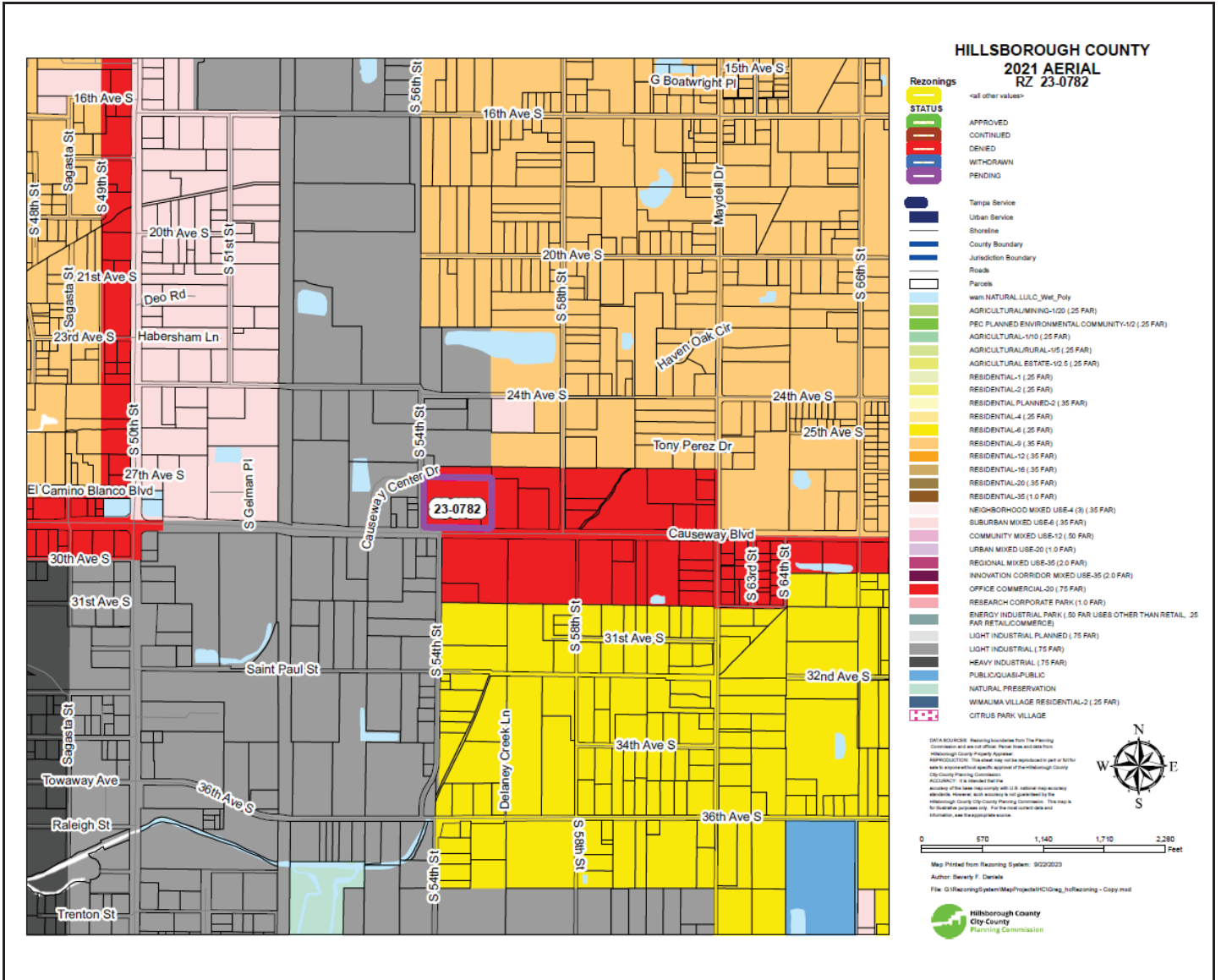
### Context of Surrounding Area:

The subject property is located at 5420 Causeway Boulevard, on the northside of the roadway. The property and the surrounding area are within the Greater Palm River Community Plan Area and the Tampa Service Area. Uses in the area primarily consist of commercial and light industrial along Causeway Boulevard and single-family residential at varying densities. Some agriculture uses are present in the area as well. Zoning districts in the area are primarily CI, ASC-1, and M.



2.0 LAND USE MAP SET AND SUMMARY DATA

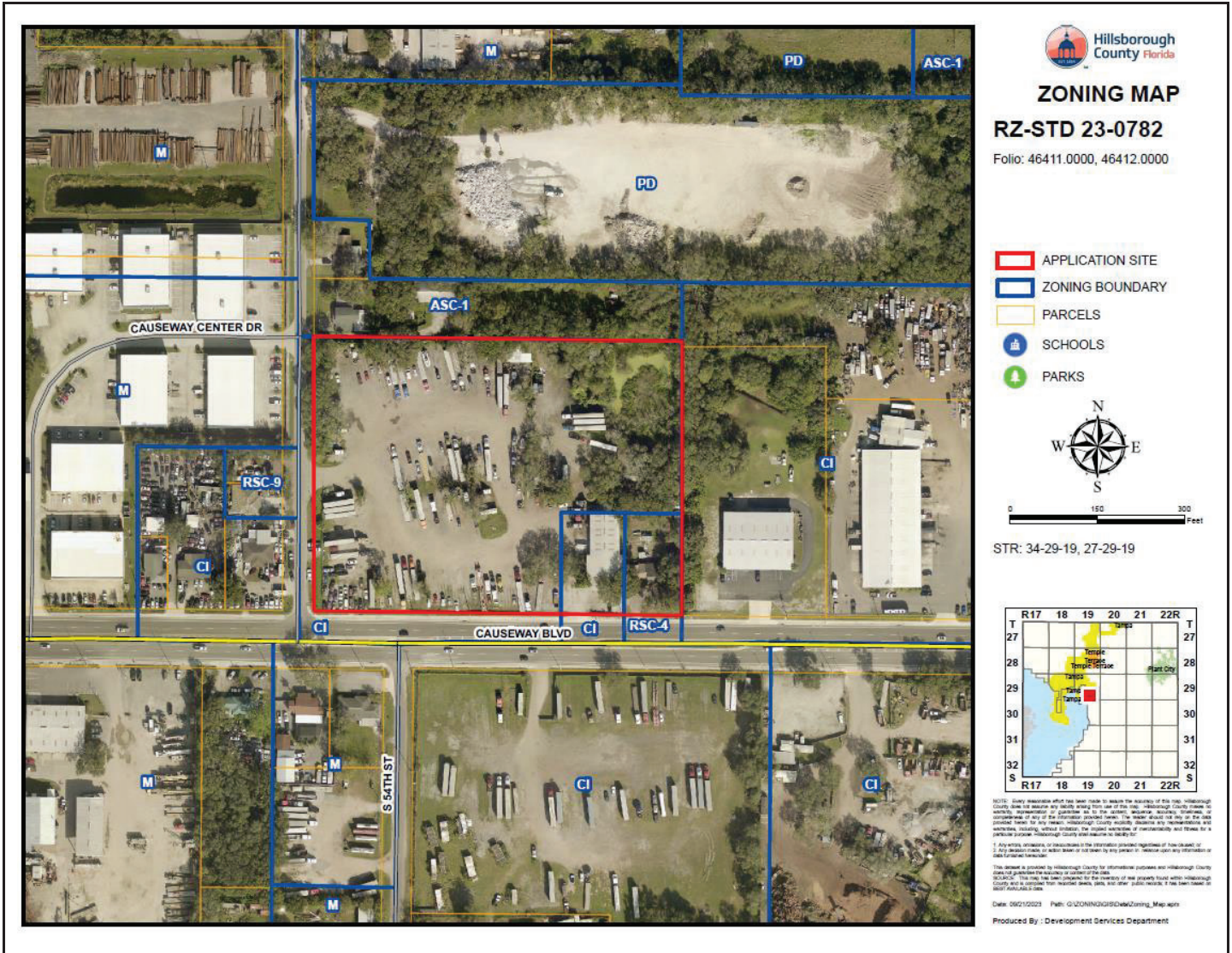
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial- 20 (OC-20)
Maximum Density/F.A.R.:	.75 up to 600,000 sf/ Commercial limited to 350,000 sf
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential 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 District:	Allowable Use:	Existing Use:
North	ASC-1	1 du per gross acres	Single-Family/Mobile Homes/ Agriculture	Single-Family Residential
South	CI M	.30 FAR .75 FAR	Intensive Commercial Industrial/Manufacturing	Vacant, Single-Family residential, Auto-repair
East	CI	.30 FAR	Intensive Commercial	Light Industrial
West	CI RSC-9 M	.30 FAR .75 FAR 1 du per 5,000 sf	Intensive Commercial Single-Family Conventional Industrial/Manufacturing	Residential Home, Auto Sales, Light Industrial

APPLICATION NUMBER: RZ 23-0782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

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
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/1)	+2,328	+222	+164

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
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	

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other - <u>Airport Height Restriction 170' AMSL</u></li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**


The subject parcel, located at 5420 Causeway Boulevard, is split-zoned Commercial Intensive (CI) and Residential Single-Family Conventional- 4 (RSC-4). The rezoning proposes to rezone the RSC-4 portion to CI to bring the property under one zoning district. The total acreage of the property is 6.98 acres, with approximately .39 acres zoned RSC-4. The property is in the Greater Palm River Community Plan Area and is in the Tampa Service Area.

The current RSC-4 zoning on the property is entirely surrounded by commercial and industrially zoned districts. Properties in the immediate vicinity are primarily zoned Intensive Commercial and Manufacturing, containing a variety of commercial and heavy/light industrial uses. Other properties in the area are zoned for residential, but they are few and generally surrounded by higher intense zonings and districts.

The subject property is designated as Office Commercial-20 (OC-20) on the Future Land Use Plan. The proposed zoning is consistent with the future land use designation. As a result, the Planning Commission has determined that the proposal, is consistent with the Comprehensive Plan. The uses and zoning districts around the property are consistent with the proposed Commercial Intensive zoning district, and thus, the rezoning request of the property from Commercial Intensive (CI) & Residential Single-Family Conventional-4 (RSC-4) to Commercial Intensive would be compatible with the existing development and zoning trends in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the proposed rezoning to the CI zoning district approvable.

<b>Zoning Administrator Sign Off:</b>	 J. Brian Grady Wed Nov 15 2023 16:35:55
---------------------------------------	---

**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

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, AICP  
**PLANNING AREA/SECTOR:** Greater Palm River/Central

**DATE:** 11/02/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 23-0782

---

- 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 one parcel totaling +/- 6.87 acres from Residential Single Family Conventional – 4 (RSC-4) and Commercial Intensive (CI) to all Commercial Intensive (CI). The site is located on the northeast corner of the intersection of Causeway Blvd and 54<sup>th</sup> Street. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

### **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).

Staff notes this application originally proposed rezoning two separate parcels. Since the original request, the two parcels have been combined through the certified parcel process resulting in one parcel proposed for rezoning. Combining the parcels into one avoids issues with separate ownership of the parcels in the future which may lead to access issues. Since the parcels have been combined under one parcel, no access issues were identified.

Transportation staff requires all rezonings that take access to an FDOT roadway to submit documentation of coordination with FDOT in regards to access. The applicant submitted documentation regarding FDOT comments for access and no major issues were identified. The applicant will be required to comply with all FDOT access management requirements during the permitting process.

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.

**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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 1 Single Family Dwelling Unit (ITE Code 210)	10	1	1
CI, 80,000 sf Supermarket (ITE Code 850)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
Subtotal	8,704	294	721

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 80,000 sf Supermarket (ITE Code 821)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
CI, 5,000 sf Fast-Food Restaurant with Drive Through (ITE Code 934)	2,338	223	165
Total	11,032	516	885

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,328</b>	<b>+222</b>	<b>+164</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Causeway Blvd. and 54<sup>th</sup> Street. Causeway Blvd. is a 4-lane, divided, FDOT maintained, arterial roadway. Causeway Blvd. has sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. 54<sup>th</sup> Street is a 2-lane, substandard, Hillsborough County maintained, local roadway. 54<sup>th</sup> Street lies within +/- 50 feet of Right of Way in the vicinity of the project. 54<sup>th</sup> Street does not have sidewalks on either side of the roadway within the vicinity of the project.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below. 54<sup>th</sup> Street is not a regulated roadway and as such was not included in the Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	50 <sup>TH</sup> ST	US HWY 301	D	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
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/-)	+2,328	+222	+164

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

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	



**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-STD 23-0782
<b>Hearing date:</b>	November 13, 2023
<b>Applicant:</b>	Tara Tedrow, McGregor Love, Lowndes Law Firm
<b>Request:</b>	Rezone to CI
<b>Location:</b>	5410 and 5420 Causeway Boulevard, Tampa
<b>Parcel size:</b>	6.95 acres +/-
<b>Existing zoning:</b>	RSC-4 and CI
<b>Future land use designation:</b>	OC-20 (20 du/ga; 0.75 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Greater Palm River Community Plan

**A. APPLICATION REVIEW**

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

**Rezoning Application:** 23-0782  
**Zoning Hearing Master Date:** November 13, 2023  
**BOCC Land Use Meeting Date:** January 9, 2024



**1.0 APPLICATION SUMMARY**

**Applicant:** [Allan D. Lindsey Lowndes](#)  
[c/o Tara Tedrow, Esq. &](#)  
[Logan Opsahl, Esq.](#)

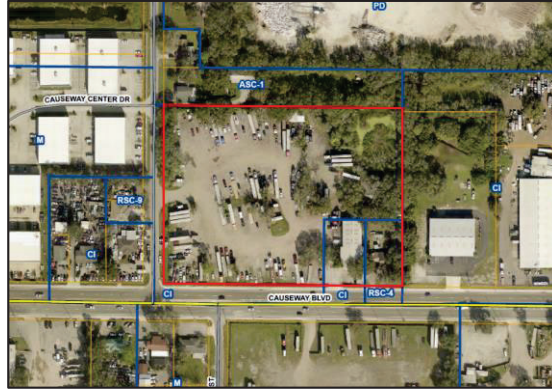
**FLU Category:** OC-20

**Service Area:** Urban

**Site Acreage:** ~~0.39~~ 6.95

**Community Plan Area:** Greater Palm River

**Overlay:** None



Formatted Table

**Request Summary:**

Request to rezone a split-zoned parcel, located at 5420 Causeway Boulevard, from Residential Single-Family Conventional- 4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI) in order to bring the property under one zoning district.

Zoning:	Existing		Proposed
District(s)	RSC-4	CI	CI
Typical General Use(s)	Single-Family Residential (Conventional Only)	Intensive Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	0.39	6.59	6.98
Density/Intensity	1 unit per 10,000 sf	.30 FAR	.30 FAR
Mathematical Maximum*	1 unit	86,118 sf	91,263 sf

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-4	CI	CI
Lot Size / Lot Width	10,000sf / 75'	20,000 sf / 100'	20,000 sf / 100'
Setbacks/Buffering and Screening	Front- 25' Rear- 25' Sides- 7.5	Front- 30' North- Screening Type B / 20' buffer	Front- 30' North- Screening Type B / 20' buffer
Height	35'	50'	50'

**Additional Information:**

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



APPLICATION NUMBER: RZ 23-0-23782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

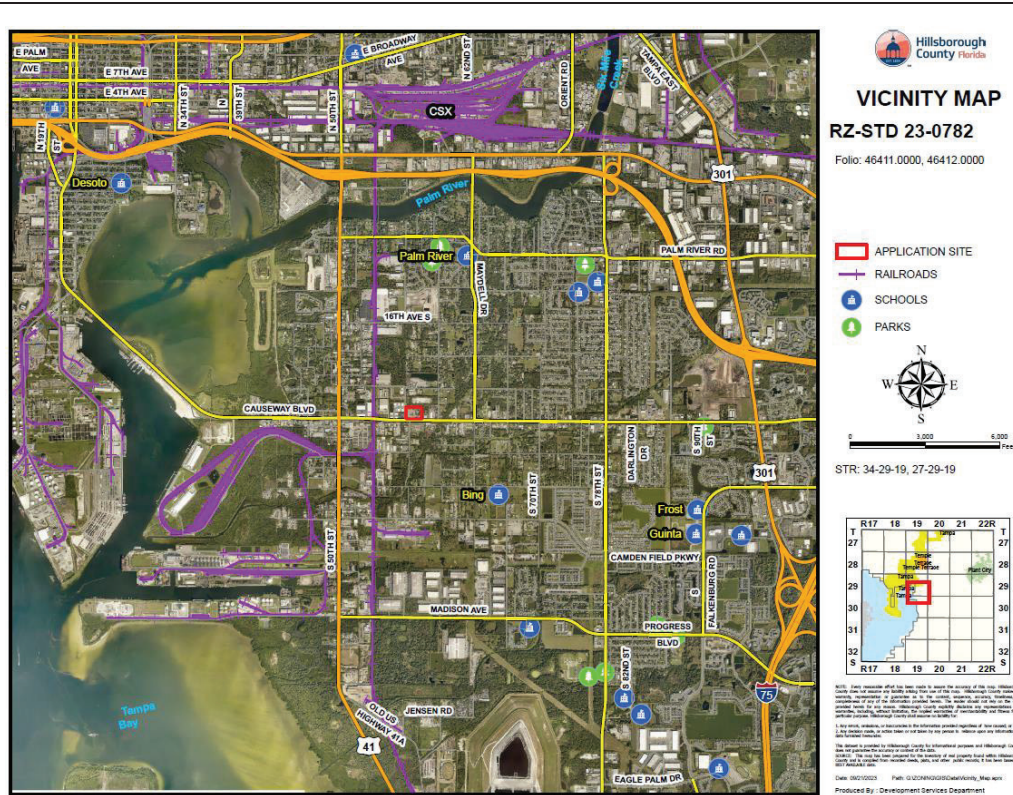
Case Reviewer: Jared Follin

**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 at 5420 Causeway Boulevard, on the northside of the roadway. The property and the surrounding area are within the Greater Palm River Community Plan Area and the Tampa Service Area. Uses in the area primarily consist of commercial and light industrial along Causeway Boulevard and single-family residential at varying densities. Some agriculture uses are present in the area as well. Zoning districts in the area are primarily CI, ASC-1, and M.

APPLICATION NUMBER: RZ 23-0-23782

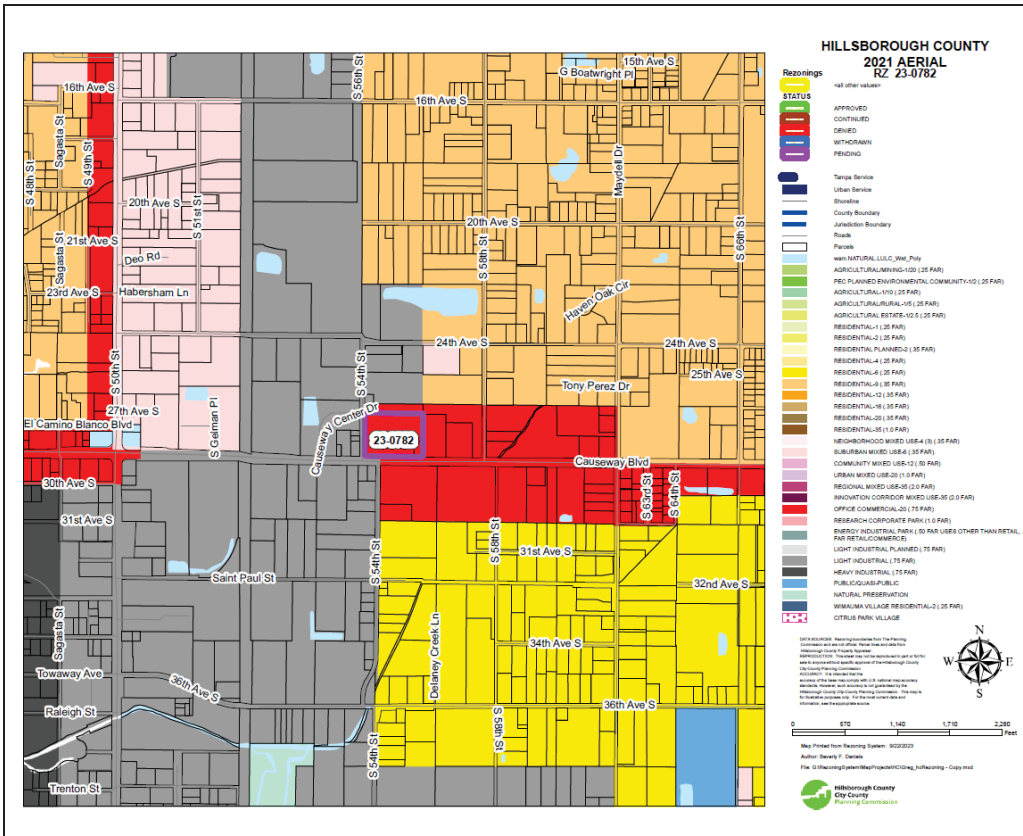
ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



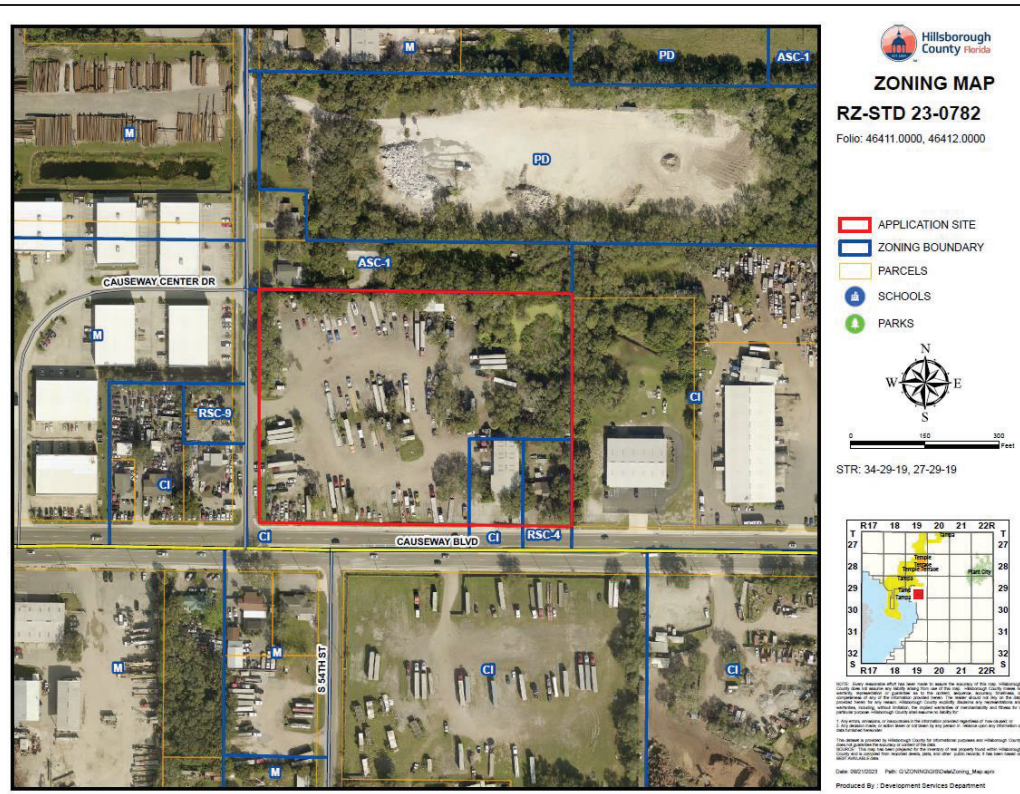
Subject Site Future Land Use Category:	Office Commercial- 20 (OC-20)
Maximum Density/F.A.R.:	.75 up to 600,000 sf/ Commercial limited to 350,000 sf
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

APPLICATION NUMBER: RZ 23-0-23782  
 ZHM HEARING DATE: November 13, 2023  
 BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du per gross acres	Single-Family/Mobile Homes/Agriculture	Single-Family Residential
South	CI M	.30 FAR .75 FAR	Intensive Commercial Industrial/Manufacturing	Vacant, Single-Family residential, Auto-repair
East	CI	.30 FAR	Intensive Commercial	Light Industrial
West	CI RSC-9 M	.30 FAR .75 FAR 1 du per 5,000 sf	Intensive Commercial Single-Family Conventional Industrial/Manufacturing	Residential Home, Auto Sales, Light Industrial



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/-)	+2,328	+222	+164

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

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

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved

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	

APPLICATION NUMBER: RZ 23-0674782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input checked="" type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other - Airport Height Restriction 170' AMSL</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>	<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	
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided				
<b>Service Area/Water &amp; Wastewater</b>	<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	
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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				
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>	<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	
<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				

APPLICATION NUMBER: RZ 23-0674782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject parcel, located at 5420 Causeway Boulevard, is split-zoned Commercial Intensive (CI) and Residential Single-Family Conventional- 4 (RSC-4). The rezoning proposes to rezone the RSC-4 portion to CI to bring the property under one zoning district. The total acreage of the property is 6.98 acres, with approximately .39 acres zoned RSC-4. The property is in the Greater Palm River Community Plan Area and is in the Tampa Service Area.

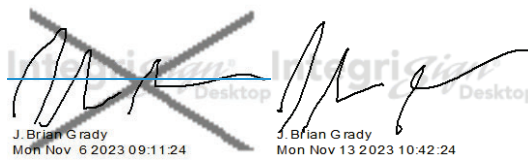
The current RSC-4 zoning on the property is entirely surrounded by commercial and industrially zoned districts. Properties in the immediate vicinity are primarily zoned Intensive Commercial and Manufacturing, containing a variety of commercial and heavy/light industrial uses. Other properties in the area are zoned for residential, but they are few and generally surrounded by higher intense zonings and districts.

The subject property is designated as Office Commercial-20 (OC-20) on the Future Land Use Plan. The proposed zoning is consistent with the future land use designation. As a result, the Planning Commission has determined that the proposal, is consistent with the Comprehensive Plan. The uses and zoning districts around the property are consistent with the proposed Commercial Intensive zoning district, and thus, the rezoning request of the property from Commercial Intensive (CI) & Residential Single-Family Conventional-4 (RSC-4) to Commercial Intensive would be compatible with the existing development and zoning trends in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed rezoning to the CI zoning district approvable.

Zoning Administrator Sign Off:



J. Brian Grady  
Mon Nov 6 2023 09:11:24

J. Brian Grady  
Mon Nov 13 2023 10:42:24

Field Code Changed

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

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



APPLICATION NUMBER: RZ 23-0-~~74782~~

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

**6.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

**7.0 FULL TRANSPORTATION REPORT (see following pages)**

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Zoning Hearing Master on November 13, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Logan Opshal spoke on behalf of the applicant. Mr. Opshal presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record. The hearing officer stated she had a copy of the revised staff report and Mr. Follin confirmed the revised report would be uploaded to Optix.

### **Planning Commission**

Mr. Bryce Fehringer, 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 hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer 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. Opshal stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-Std 23-0782.

## **C. EVIDENCE SUBMITTED**

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

#### **D. FINDINGS OF FACT**

1. The Subject Property consists of two parcels, folio 046411.0000 and 046412.0000, with a total of approximately 6.98 acres at 5410 and 5420 Causeway Boulevard, in Tampa.
2. The Subject Property is designated OC-20 on the Future Land Use Map and is split zoned with folio 046412.0000 of 6.59 acres zoned CI and folio 046411.0000 of .39 acres zoned RSC-4.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Greater Palm River Community Plan.
4. The Hillsborough County Property Appraiser's website shows folio 046411.0000 is developed with a single-family home that was built in 1949, and folio 046412.0000 is developed with a prefabricated metal building. A commercial intensive use is operated on the Subject Property.
5. The general area surrounding the Subject Property consists of commercial and light industrial uses along Causeway Boulevard, and some agricultural and single-family residential uses in the greater surrounding area. Adjacent properties include a property zoned ASC-1 and developed with a single-family home to the north; properties zoned M and CI and in commercial and outside storage use to the south across Causeway Boulevard; a property zoned CI and in light industrial use to the east; and properties zoned CI, RSC-9, and M and in use as auto sales, light industrial, and a single-family home to the west across South 54<sup>th</sup> Street.
6. The applicant is requesting to rezone the entire Subject Property to CI to bring the two folios under one zoning district. Folio 046411.0000, which is zoned RSC-4 and consists of .39 acres, is surrounded by commercial and industrial properties. There are few properties in the immediate surrounding area that are zoned for other than commercial, manufacturing, and industrial uses.
7. Development Services Department staff found the rezoning request compatible with the existing development and zoning in the general area. Staff found the request approvable.
8. Planning Commission staff found the proposed rezoning would allow development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan and compatible with the existing development pattern in the surrounding area.

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

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers 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 the entire Subject Property to CI to bring the two folios under one zoning district.

#### 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 CI.

*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, AD  
Land Use Hearing Officer

December 6, 2023  
Date:



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)  
IN RE: )  
)  
ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, November 13, 2023

TIME: Commencing at 6:00 p.m.  
Concluding at 9:07 p.m.

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

Reported by:  
Diane DeMarsh, AAERT No. 1654

1 MS. HEINRICH: Our next application is Item C.1,  
2 Standard Rezoning 23-0782. The applicant is requesting to  
3 rezone property from RSC-4 and CI to CI. Jared Follin with  
4 Development Services will provide Staff findings after the  
5 applicant's presentation.

6 HEARING MASTER: Thank you.

7 MR. OPSHAL: Good evening, Madam Hearing Officer.  
8 Logan Opshal, 215 North Viola Drive. Great to be with you this  
9 evening and Staff.

10 As -- as outlined, this is a request for rezoning for  
11 a small parcel, it's an -- actually an assemblage of three  
12 parcels. It was at 6.98 acres, just under seven acres. The  
13 request is actually dealing with just under 0.4 acres, 0.39  
14 acres, which is currently zoned RSC-4. The remaining parcels  
15 within the assemblage are zoned commercial intensive.

16 And so, the request tonight is to have the portion of  
17 the property that was zoned residential be brought up to be  
18 consistent and compatible with the other parcels within this  
19 property. It should be noted and this is outlined in the Staff  
20 report, that there were two smaller parcels, so a total three  
21 within the assemblage. So those two smaller parcels have gone  
22 through the certified parcel process with the county. We've  
23 also had discussions with FDOT, transportation and other  
24 planning staff working through this to simplify the request  
25 today before you to have this point 0.39 acres of the overall

1 property be zoned consistent with the remainder of the property  
2 in the surrounding area.

3 As noted in the -- in the Staff Report, the request is  
4 consistent with the Comprehensive Plan and compatible the  
5 surrounding area as concluded to by Staff. And with that, I'm  
6 happy to answer questions.

7 HEARING MASTER: All right. Just because you  
8 mentioned that the certified parcel process, that -- would  
9 that -- did that accomplish putting all three parcels together  
10 as one parcel, is that what that did?

11 MR. OPSHAL: Yes, ma'am. That's correct. So today  
12 it's considering the overall parcel to -- to -- although the  
13 majority of the parcel is zoned commercial intensive, we're  
14 dealing with just that small portion of the property now one  
15 with the certified lot process to be all deemed commercial  
16 intensive.

17 HEARING MASTER: Okay. I understand. Thank you.

18 MR. OPSHAL: Thank you.

19 HEARING MASTER: All right. Development Services.

20 MR. FOLLIN: Good evening. Jared Follin with  
21 Development Services.

22 So yeah, this is a request to rezone 6.85 acres, split  
23 lot from residential single-family conventional four and  
24 commercial intensive to commercial intensive. The applicant is  
25 seeking this rezoning to make the zoning consistent across the

1 property and to prepare for redevelopment in the future.

2           The majority of the property is zoned commercial  
3 intensive already with only about 0.39 acres being zoned RSC-4.  
4 So the subject property is located at 5420 Collins Way Boulevard  
5 and it's within the Greater Palm River Community Plan Area and  
6 the Tampa Urban Service Area. The current use of the property  
7 is inside and outside storage and it contains two metal  
8 warehouses and a single-family home exists within the ROC-4  
9 portion of property and is currently vacant.

10           In the surrounding area, uses consists primarily of  
11 intense commercial and light, heavy industrial uses with both --  
12 most properties being zoned commercial intensive and  
13 manufacturing. A few properties in the area are zoned  
14 residential, but they're isolated view and generally surrounded  
15 by other commercial and industrial properties. This portion of  
16 the subject property is zoned RSC-4 is completely surrounded by  
17 commercial intensive and other commercial industrial uses.  
18 Given the context of the surrounding uses in zoning districts,  
19 it is clear that the existing residential zoning of the property  
20 is not compatible with the area and would be better utilized for  
21 commercial and industrial uses.

22           Based on this, Staff finds the proposed zoning to --  
23 to commercial intensive to be compatible with the existing  
24 development and zoning trends in the surrounding area and finds  
25 the request approvable. There are no restrictions with this --

1 with this request. No other agency has objected the request.  
2 I'm happy to answer any questions.

3 HEARING MASTER: No questions, other than I seem to  
4 have a revised Staff Report, so that's in OPTIX, then I can pull  
5 it down from there I'm sure.

6 MR. FOLLIN: Yes, it is.

7 HEARING MASTER: All right. Great. Thank you.

8 MR. FOLLIN: Thank you.

9 HEARING MASTER: Planning Commission.

10 MR. FEHRINGER: Good evening. Bryce Fehringer,  
11 Planning Commission Staff.

12 The subject is located within the Office Commercial-20  
13 Future Land Use Category and it is located within the Urban  
14 Service Area and is also located within the limits of the  
15 Greater Palm River Community Plan. The subject site is  
16 surrounded by office commercial-20 to the north, east and south.  
17 To the west is the light industrial Future Land Use Category.  
18 Further south is Residential-6 and further northeast is  
19 Residential-9.

20 Planning Commission Staff finds that the proposed  
21 request to change the zoning category to commercial intensive is  
22 consistent with the type of development desired within the urban  
23 service area. Staff also finds that the proposed rezoning is  
24 consistent within the site's future land use designation of  
25 Office Commercial-20.



1           The proposed rezoning also meets the intent of  
2 Objective 16 and the associated neighborhood protection  
3 policies. The site is located within an area that's already  
4 surrounded by several intensive commercial uses and so there  
5 are no conflicts with any type of neighborhood protection  
6 policies with this section of the plan.

7           Based upon these considerations, Planning Commission  
8 Staff finds the proposed plan development -- or finds the  
9 proposed rezoning, excuse me, consistent with the Unincorporated  
10 Hillsborough County Comprehensive Plan.

11           HEARING MASTER: All right. Thank you very much.  
12 Okay. Is there anyone here or online who wishes to speak in  
13 support of this application? I do not hear anyone.

14           Is there anyone here or online who wishes to speak in  
15 opposition to this application? I don't hear anyone.

16           County Development Services, anything further?

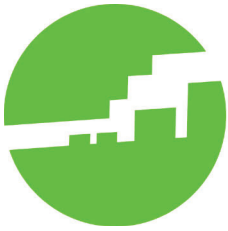
17           MS. HEINRICH: No, ma'am.

18           HEARING MASTER: All right. And applicant, anything  
19 further?

20           MR. OPSHAL: I'll just thank you all for your time.  
21 Thank you.

22           HEARING MASTER: All right. Thank you. This closes  
23 the hearing on Rezoning 23-0782.

24  
25



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 13, 2023  <b>Report Prepared:</b> November 1, 2023	<b>Petition: RZ 23-0782</b>  <b>5410 and 5420 Causeway Boulevard</b>  <i>North of Causeway Boulevard and east of South 54<sup>th</sup> Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Office Commercial-20 (20 du/ga; 0.75 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Greater Palm River</b>
<b>Request</b>	Rezoning from Residential Single Family Conventional-4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI)
<b>Parcel Size</b>	± 6.88 acres
<b>Street Functional Classification</b>	Causeway Boulevard - <b>Arterial</b> South 54th Street - <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	A



## **Context**

- The approximately ± 6.88 acre subject site is located north of Causeway Boulevard and east of South 54th Street.
- The subject site is located within the Urban Service Area and the Greater Palm River Community Plan. It is also located within the Coastal High Hazard Area (CHHA).
- The subject property is located within the Office Commercial-20 (OC-20) Future Land Use category, which can be considered for a maximum density of 20 dwelling units per acre and a maximum intensity of 0.75 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 of OC-20 include community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Office Commercial-20 (OC-20) surrounds the subject site to the north, east, and south. To the west is Light Industrial (LI). Further south is Residential-6 (RES-6), and further northeast is Residential-9 (RES-9). A small pocket of Suburban Mixed Use-6 (SMU-6) exists to the north.
- The subject site is Single Family and Light Industrial. Light Industrial abuts the subject site to the east and west. To the north and south are Vacant and Heavy Industrial. Single Family uses are interspersed throughout this area. This area is industrial in character.
- The subject site is currently zoned as Residential Single Family Conventional-4 (RSC-4) and Commercial Intensive (CI). Commercial Intensive (CI) surrounds the subject site to the north, south, east, and west. Manufacturing (M) exists further west.
- The applicant is requesting to rezone the subject site from Residential Single Family Conventional-4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI).

## **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 the Future Land Use Map**

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

### **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.

**Policy 8.2:** Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

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

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

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

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

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

**Policy 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**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.*

## **LIVABLE COMMUNITIES ELEMENT: Greater Palm River**

### **Planning and Growth/Economic Development**

**Goal 5a:** *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs*

**Strategy 8:** *Support well designed, compatible densities and intensities at appropriate locations.*

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

**The approximately ± 6.88 acre subject site is located north of Causeway Boulevard and east of South 54th Street. The site is located within the Urban Service Area and within the limits of the Greater Palm River Community Plan. The applicant is requesting to rezone the**

subject site from Residential Single Family Conventional-4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI).

The subject site sits within the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is therefore consistent with this policy direction. 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 currently zoned for RSC-4 and CI. The applicant is proposing to rezone the subject site to CI. The property currently has one vacant single-family home onsite and a prefabricated warehouse with a small metal storage building onsite. In the surrounding area, there is a single-family home to the north, and a warehouse and scrap material and recycling yard to the east. Additionally, the proposed CI uses are allowable for consideration under the subject site's Future Land Use designation of OC-20. The proposed change to CI is compatible with the existing character development of the area. The request is consistent with Objective 8 and its associated policies.

According to FLUE Objective 9 and policies 9.1 and 9.2, all existing and future land development regulations must be consistent with the Comprehensive Plan. The FLU category of OC-20 allows for community commercial type uses, office uses, mixed use developments. The OC-20 FLU category surrounds the subject site to the north, east, and south. FLU category LI surrounds the subject site to the north, west, and southwest. The subject site's Future Land Use category allows for the consideration of CI uses and is compatible with the surrounding properties and land uses.

The proposed rezoning meets the intent of Objective 16 and associated policies relating to neighborhood protection. Existing industrial and vacant uses surround the subject site to the north, east, west, and south. The area to the south of the subject site is vacant. Policy 16.3 states development and redevelopment shall be integrated with the adjacent land uses. The area is industrial in character with Light Industrial, Heavy Industrial, and Vacant uses surrounding the property. A pocket of single-family exists to the north, southwest, east, and west to the subject site. Goal 5a Strategy 8 of the Greater Palm River Community Plan looks for compatible densities and intensities at appropriate locations. A rezoning to CI would reflect a development pattern that is in accordance with the existing development pattern and consistent with the policy direction of the surrounding area.

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

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0782

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

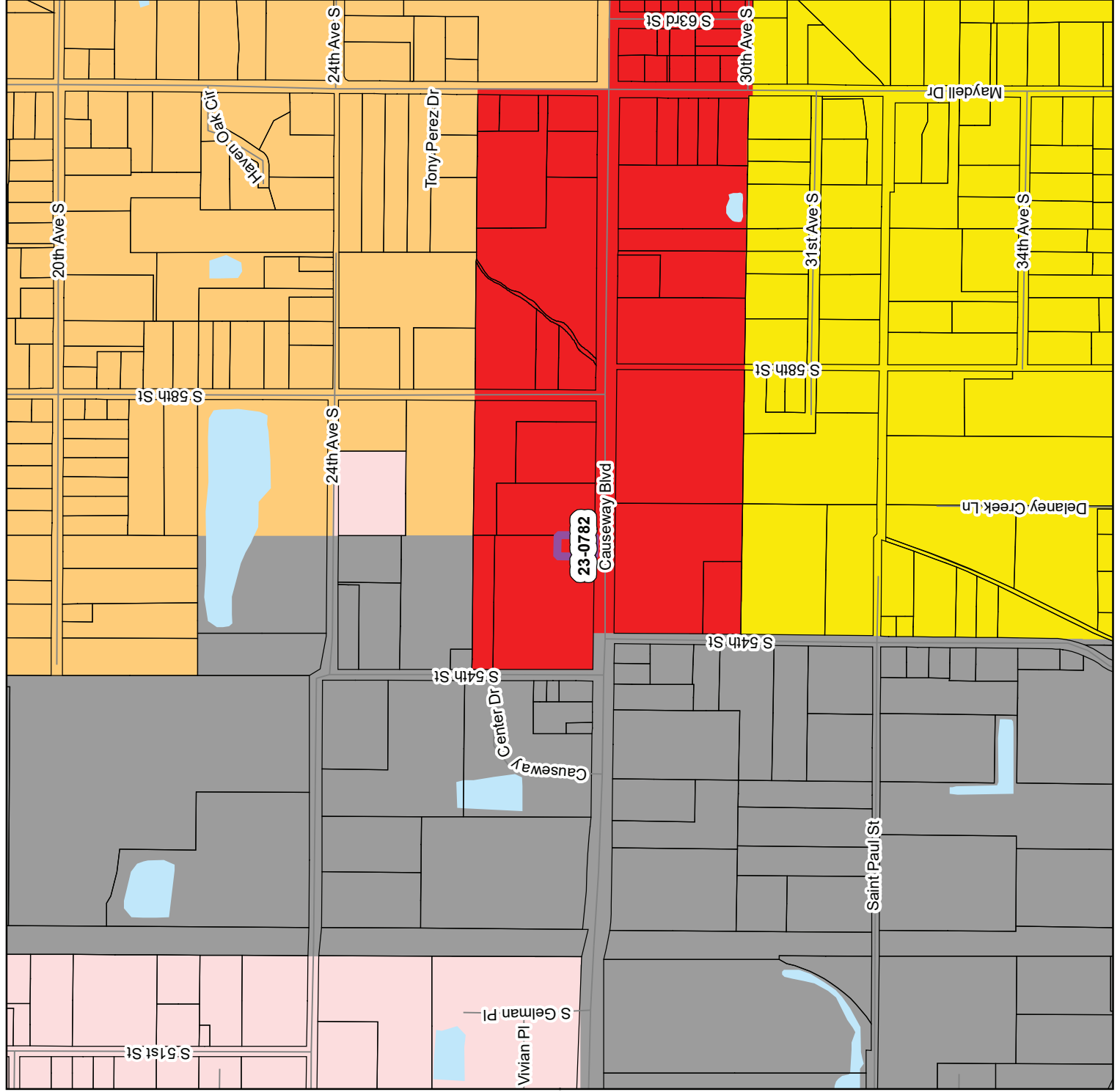
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC\_Wee\_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
- WIMAUMA 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 geographic data is for informational purposes only. It is intended that the ACCURACY: It is intended that the information is for informational purposes only. The information is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 7/5/1/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezonings\System\MapProjects\HC\Gea\_LandRezonings\_Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, AICP  
**PLANNING AREA/SECTOR:** Greater Palm River/Central

**DATE:** 11/02/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 23-0782

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- 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 one parcel totaling +/- 6.87 acres from Residential Single Family Conventional – 4 (RSC-4) and Commercial Intensive (CI) to all Commercial Intensive (CI). The site is located on the northeast corner of the intersection of Causeway Blvd and 54<sup>th</sup> Street. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

### **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).

Staff notes this application originally proposed rezoning two separate parcels. Since the original request, the two parcels have been combined through the certified parcel process resulting in one parcel proposed for rezoning. Combining the parcels into one avoids issues with separate ownership of the parcels in the future which may lead to access issues. Since the parcels have been combined under one parcel, no access issues were identified.

Transportation staff requires all rezonings that take access to an FDOT roadway to submit documentation of coordination with FDOT in regards to access. The applicant submitted documentation regarding FDOT comments for access and no major issues were identified. The applicant will be required to comply with all FDOT access management requirements during the permitting process.

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.



**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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 1 Single Family Dwelling Unit (ITE Code 210)	10	1	1
CI, 80,000 sf Supermarket (ITE Code 850)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
Subtotal	8,704	294	721

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 80,000 sf Supermarket (ITE Code 821)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
CI, 5,000 sf Fast-Food Restaurant with Drive Through (ITE Code 934)	2,338	223	165
Total	11,032	516	885

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,328</b>	<b>+222</b>	<b>+164</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Causeway Blvd. and 54<sup>th</sup> Street. Causeway Blvd. is a 4-lane, divided, FDOT maintained, arterial roadway. Causeway Blvd. has sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. 54<sup>th</sup> Street is a 2-lane, substandard, Hillsborough County maintained, local roadway. 54<sup>th</sup> Street lies within +/- 50 feet of Right of Way in the vicinity of the project. 54<sup>th</sup> Street does not have sidewalks on either side of the roadway within the vicinity of the project.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below. 54<sup>th</sup> Street is not a regulated roadway and as such was not included in the Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	50 <sup>TH</sup> ST	US HWY 301	D	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
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/-)	+2,328	+222	+164

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

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	



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: August 29, 2023

TO: McGregor Love, Esq.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Donald Marco, FDOT  
Mecale' Roth, FDOT  
Tom Allen, FDOT  
Richard Perez, Hillsborough County

SUBJECT: RZ-STD 23-0782, 5420 Causeway Blvd

This project is on a state road, Causeway Blvd.

It is recommended that the applicant reach out to the District Seven Tampa Operations offices of the Florida Department of Transportation to determine if a Pre-Application meeting is required. Shared access with the adjacent parcel under the same ownership may be required. You can call Ms. Mecale' Roth or Mr. Tom Allen at 813-612-3200, or email [Mecale.Roth@dot.state.fl.us](mailto:Mecale.Roth@dot.state.fl.us) or [Thomas.allen@dot.state.fl.us](mailto:Thomas.allen@dot.state.fl.us) .

Thank you for the opportunity to comment.

END OF MEMO

**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> September 18, 2023</p> <p><b>PETITION NO.:</b> 23-0782</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>	<p><b>COMMENT DATE:</b> August 29, 2023</p> <p><b>PROPERTY ADDRESS:</b> 5420 Causeway Blvd, Tampa</p> <p><b>FOLIO #:</b> 0464110000</p> <p><b>STR:</b> 27-29S-19E</p>
<p><b>REQUESTED ZONING:</b> RSC-4 to CI</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	n/a
<b>WETLAND LINE VALIDITY</b>	n/a
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	A surface water exists near the eastern property boundary
<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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland / OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

ec: [tara.tedrow@lowndes-law.com](mailto:tara.tedrow@lowndes-law.com)  
[McGregor.love@lowndes-law.com](mailto:McGregor.love@lowndes-law.com)



## 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:** 7/31/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 8/1/2023

**APPLICANT:** Tara Tedrow, Esq., and McGregor    **PID:** 23-0782  
Love, Esq.

**LOCATION:** 5420 Causeway Blvd Tampa, FL

**FOLIO NO.:** 46411.0000

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 1 August 2023**

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

**APPLICANT: Tara Tedrow**

**PETITION NO: RZ-STD 23-0782**

**LOCATION: 5420 Causeway Blvd., Tampa, FL 33619**

**FOLIO NO: 46411.0000**

**SEC: 27 TWN: 29 RNG: 19**

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- 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: \_\_\_\_\_.

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

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**PETITION NO.:** RZ-STD 23-0782      **REVIEWED BY:** Clay Walker, E.I.      **DATE:** 7/31/2023

**FOLIO NO.:** 46411.0000

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**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: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**



1 MS. HEINRICH: Our next application is Item C.1,  
2 Standard Rezoning 23-0782. The applicant is requesting to  
3 rezone property from RSC-4 and CI to CI. Jared Follin with  
4 Development Services will provide Staff findings after the  
5 applicant's presentation.

6 HEARING MASTER: Thank you.

7 MR. OPSHAL: Good evening, Madam Hearing Officer.  
8 Logan Opshal, 215 North Viola Drive. Great to be with you this  
9 evening and Staff.

10 As -- as outlined, this is a request for rezoning for  
11 a small parcel, it's an -- actually an assemblage of three  
12 parcels. It was at 6.98 acres, just under seven acres. The  
13 request is actually dealing with just under 0.4 acres, 0.39  
14 acres, which is currently zoned RSC-4. The remaining parcels  
15 within the assemblage are zoned commercial intensive.

16 And so, the request tonight is to have the portion of  
17 the property that was zoned residential be brought up to be  
18 consistent and compatible with the other parcels within this  
19 property. It should be noted and this is outlined in the Staff  
20 report, that there were two smaller parcels, so a total three  
21 within the assemblage. So those two smaller parcels have gone  
22 through the certified parcel process with the county. We've  
23 also had discussions with FDOT, transportation and other  
24 planning staff working through this to simplify the request  
25 today before you to have this point 0.39 acres of the overall

1 property be zoned consistent with the remainder of the property  
2 in the surrounding area.

3 As noted in the -- in the Staff Report, the request is  
4 consistent with the Comprehensive Plan and compatible the  
5 surrounding area as concluded to by Staff. And with that, I'm  
6 happy to answer questions.

7 HEARING MASTER: All right. Just because you  
8 mentioned that the certified parcel process, that -- would  
9 that -- did that accomplish putting all three parcels together  
10 as one parcel, is that what that did?

11 MR. OPSHAL: Yes, ma'am. That's correct. So today  
12 it's considering the overall parcel to -- to -- although the  
13 majority of the parcel is zoned commercial intensive, we're  
14 dealing with just that small portion of the property now one  
15 with the certified lot process to be all deemed commercial  
16 intensive.

17 HEARING MASTER: Okay. I understand. Thank you.

18 MR. OPSHAL: Thank you.

19 HEARING MASTER: All right. Development Services.

20 MR. FOLLIN: Good evening. Jared Follin with  
21 Development Services.

22 So yeah, this is a request to rezone 6.85 acres, split  
23 lot from residential single-family conventional four and  
24 commercial intensive to commercial intensive. The applicant is  
25 seeking this rezoning to make the zoning consistent across the



1 property and to prepare for redevelopment in the future.

2           The majority of the property is zoned commercial  
3 intensive already with only about 0.39 acres being zoned RSC-4.  
4 So the subject property is located at 5420 Collins Way Boulevard  
5 and it's within the Greater Palm River Community Plan Area and  
6 the Tampa Urban Service Area. The current use of the property  
7 is inside and outside storage and it contains two metal  
8 warehouses and a single-family home exists within the ROC-4  
9 portion of property and is currently vacant.

10           In the surrounding area, uses consists primarily of  
11 intense commercial and light, heavy industrial uses with both --  
12 most properties being zoned commercial intensive and  
13 manufacturing. A few properties in the area are zoned  
14 residential, but they're isolated view and generally surrounded  
15 by other commercial and industrial properties. This portion of  
16 the subject property is zoned RSC-4 is completely surrounded by  
17 commercial intensive and other commercial industrial uses.  
18 Given the context of the surrounding uses in zoning districts,  
19 it is clear that the existing residential zoning of the property  
20 is not compatible with the area and would be better utilized for  
21 commercial and industrial uses.

22           Based on this, Staff finds the proposed zoning to --  
23 to commercial intensive to be compatible with the existing  
24 development and zoning trends in the surrounding area and finds  
25 the request approvable. There are no restrictions with this --

1 with this request. No other agency has objected the request.  
2 I'm happy to answer any questions.

3 HEARING MASTER: No questions, other than I seem to  
4 have a revised Staff Report, so that's in OPTIX, then I can pull  
5 it down from there I'm sure.

6 MR. FOLLIN: Yes, it is.

7 HEARING MASTER: All right. Great. Thank you.

8 MR. FOLLIN: Thank you.

9 HEARING MASTER: Planning Commission.

10 MR. FEHRINGER: Good evening. Bryce Fehringer,  
11 Planning Commission Staff.

12 The subject is located within the Office Commercial-20  
13 Future Land Use Category and it is located within the Urban  
14 Service Area and is also located within the limits of the  
15 Greater Palm River Community Plan. The subject site is  
16 surrounded by office commercial-20 to the north, east and south.  
17 To the west is the light industrial Future Land Use Category.  
18 Further south is Residential-6 and further northeast is  
19 Residential-9.

20 Planning Commission Staff finds that the proposed  
21 request to change the zoning category to commercial intensive is  
22 consistent with the type of development desired within the urban  
23 service area. Staff also finds that the proposed rezoning is  
24 consistent within the site's future land use designation of  
25 Office Commercial-20.

1           The proposed rezoning also meets the intent of  
2 Objective 16 and the associated neighborhood protection  
3 policies. The site is located within an area that's already  
4 surrounded by several intensive commercial uses and so there  
5 are no conflicts with any type of neighborhood protection  
6 policies with this section of the plan.

7           Based upon these considerations, Planning Commission  
8 Staff finds the proposed plan development -- or finds the  
9 proposed rezoning, excuse me, consistent with the Unincorporated  
10 Hillsborough County Comprehensive Plan.

11           HEARING MASTER: All right. Thank you very much.  
12 Okay. Is there anyone here or online who wishes to speak in  
13 support of this application? I do not hear anyone.

14           Is there anyone here or online who wishes to speak in  
15 opposition to this application? I don't hear anyone.

16           County Development Services, anything further?

17           MS. HEINRICH: No, ma'am.

18           HEARING MASTER: All right. And applicant, anything  
19 further?

20           MR. OPSHAL: I'll just thank you all for your time.  
21 Thank you.

22           HEARING MASTER: All right. Thank you. This closes  
23 the hearing on Rezoning 23-0782.

24  
25



1           Item A.18, PD 23-0776. This application is out of  
2 order to be heard and is being continued to the  
3 November 13, 2023 ZHM Hearing.

4           Item A.19, PD 23-0777. This applicant -- application  
5 is being continued by the applicant to the November 13,2023 ZHM  
6 Hearing.

7           Item A.20, PD 23-0778. This application is out of  
8 order to be heard and is being continued to the  
9 December 18, 2023 ZHM Hearing.

10           Item A.21, PD 23-0779. This application is being  
11 withdrawn from the ZHM process.

12           Item A.22, PD 23-0780. This application is being  
13 continued by the applicant to the November 13, 2023 ZHM Hearing.

14           Item A.23, PD 23-0781. This application is out of  
15 order to be heard and is being continued to the  
16 November 13, 2023 ZHM Hearing.

17           Item A.24, Standard Rezoning 23-0782. This  
18 application is out of order to be heard and is being continued  
19 to the November 13, 2023 ZHM Hearing.

20           Item A.25, PD 23-0783. This application is out of  
21 order to be heard and is being continued to the  
22 November 13, 2023 ZHM Hearing.

23           Item A.26, PD 23-0785. This application is out of  
24 order to be heard and is being continued to the  
25 November 13, 2023 ZHM hearing.





1           Item A.17, PD 23-0610, this application is being  
2 continued by the applicant to the October 16th, 2023, Zoning  
3 Hearing Master hearing.

4           Item A.18, Major Mod application 23-0614, this  
5 application is being continued by the applicant to the October  
6 16, 2023, Zoning Hearing Master hearing.

7           Item A.19, Major Mod application 23-0617, this  
8 application is out of order to be heard and is being continued  
9 to the October 16th, 2023, Zoning Hearing Master hearing.

10          Item A.20, PD 23-0618, this application is out of  
11 order to be heard and is being continued to the October 16th,  
12 2023, Zoning Hearing Master hearing.

13          Item A.22 [sic], Standard Rezoning 23-0714, this  
14 application is being continued by the applicant to the October  
15 16th, 2023, Zoning Hearing Master hearing.

16          Item A.22, Standard Rezoning 23-0729, this application  
17 is being continued by staff to the October 16th, 2023, Zoning  
18 Hearing Master hearing.

19          Item A.23, Standard Rezoning 23-0771, this application  
20 is being continued by the applicant to the October 16th, 2023,  
21 Zoning Hearing Master hearing.

22          Item A.24, Standard Rezoning 23-0782, this application  
23 is out of order to be heard and is being continued to the  
24 October 16th, 2023, Zoning Hearing Master hearing.

25          And, lastly, Item A.25, Standard Rezoning 23-0828,



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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

PAGE 1 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-751-7152</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr. Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32602</u> PHONE <u>813-331-0976</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>19255 Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u></p>
<p>APPLICATION # R2 US 23-0782</p>	<p>PLEASE PRINT NAME <u>Logan Opskal</u> MAILING ADDRESS <u>215 N. Viola Dr</u> CITY <del>000</del> <u>Auburndale</u> STATE <u>FL</u> ZIP <u>33823</u> PHONE _____</p>
<p>APPLICATION # R2 23-0369</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave #491</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>217-820-1760</u></p>
<p>APPLICATION # R2 230517</p>	<p>PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>100 N. Tpa St. Ste 2200</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-494-8996</u></p>

DATE/TIME: 11/13/23 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0517	PLEASE PRINT NAME <u>Jerric Heer</u> MAILING ADDRESS <u>9016 122nd Av</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>414-394-9999</u>
APPLICATION # RZ 23-0517	PLEASE PRINT NAME <u>DANIEL Bergin</u> MAILING ADDRESS <u>3802 Ehrlich Rd. Ste 312</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813)280-9441</u>
APPLICATION # RZ 23-0519	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 23-0522	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-84</u>
APPLICATION # RZ 23-0522	PLEASE PRINT NAME <u>Stephen Mueach</u> MAILING ADDRESS <u>6806 Simmons Loop</u> CITY <u>River</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE _____
APPLICATION # RZ 23-0522	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>



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

PAGE 3 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Kanna Lu Corbett</u></p> <p>MAILING ADDRESS <u>101 E. Kennedy Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8444</u></p>
<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E. Jackson St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0614</u></p>
<p>APPLICATION #</p> <p>RZ 23-0884</p>	<p>PLEASE PRINT NAME <u>David Singer</u></p> <p>MAILING ADDRESS <u>1000 W. Cuss St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-254-8998</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>





NOVEMBER 13, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 13, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introductions and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 22-0671

▶ Michelle Heinrich, DS, called MM 22-0671

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 22-0671.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0782

▶ Michelle Heinrich, DS, called RZ 23-0782.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0782.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 23-0369

▶ Michelle Heinrich, DS, called RZ 23-0369.

▶ Testimony provided.

MONDAY, NOVEMBER 13, 2023

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0369.

D.2. RZ 23-0517

▶ Michelle Heinrich, DS, called RZ 23-0517.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0517.

D.3. RZ 23-0519

▶ Michelle Heinrich, DS, called RZ 23-0519.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0519.

D.4. RZ 23-0522

▶ Michelle Heinrich, DS, called RZ 23-0522.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0522.

D.5. RZ 23-0777

▶ Michelle Heinrich, DS, called RZ 23-0777.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0777.

D.6. RZ 23-0884

▶ Michelle Heinrich, DS, called RZ 23-0884.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0884.

E. ZHM SPECIAL USE

MONDAY, NOVEMBER 13, 2023

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:10 p.m.

**Rezoning Application:** 23-0782  
**Zoning Hearing Master Date:** November 13, 2023  
**BOCC Land Use Meeting Date:** January 9, 2024



**1.0 APPLICATION SUMMARY**

**Applicant:** [Allan D. Lindsey Lowndes](#)  
[c/o Tara Tedrow, Esq. &](#)  
[Logan Opsahl, Esq.](#)

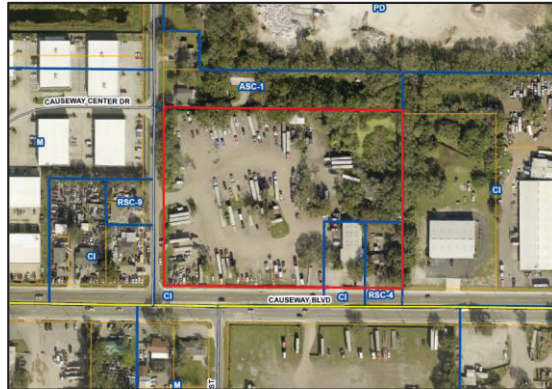
**FLU Category:** OC-20

**Service Area:** Urban

**Site Acreage:** ~~0.39~~ 6.95

**Community Plan Area:** Greater Palm River

**Overlay:** None



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**Request Summary:**

Request to rezone a split-zoned parcel, located at 5420 Causeway Boulevard, from Residential Single-Family Conventional- 4 (RSC-4) and Commercial Intensive (CI) to Commercial Intensive (CI) in order to bring the property under one zoning district.

Zoning:	Existing		Proposed
District(s)	RSC-4	CI	CI
Typical General Use(s)	Single-Family Residential (Conventional Only)	Intensive Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	0.39	6.59	6.98
Density/Intensity	1 unit per 10,000 sf	.30 FAR	.30 FAR
Mathematical Maximum*	1 unit	86,118 sf	91,263 sf

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-4	CI	CI
Lot Size / Lot Width	10,000sf / 75'	20,000 sf / 100'	20,000 sf / 100'
Setbacks/Buffering and Screening	Front- 25' Rear- 25' Sides- 7.5	Front- 30' North- Screening Type B / 20' buffer	Front- 30' North- Screening Type B / 20' buffer
Height	35'	50'	50'

**Additional Information:**

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



APPLICATION NUMBER: RZ 23-0-23782

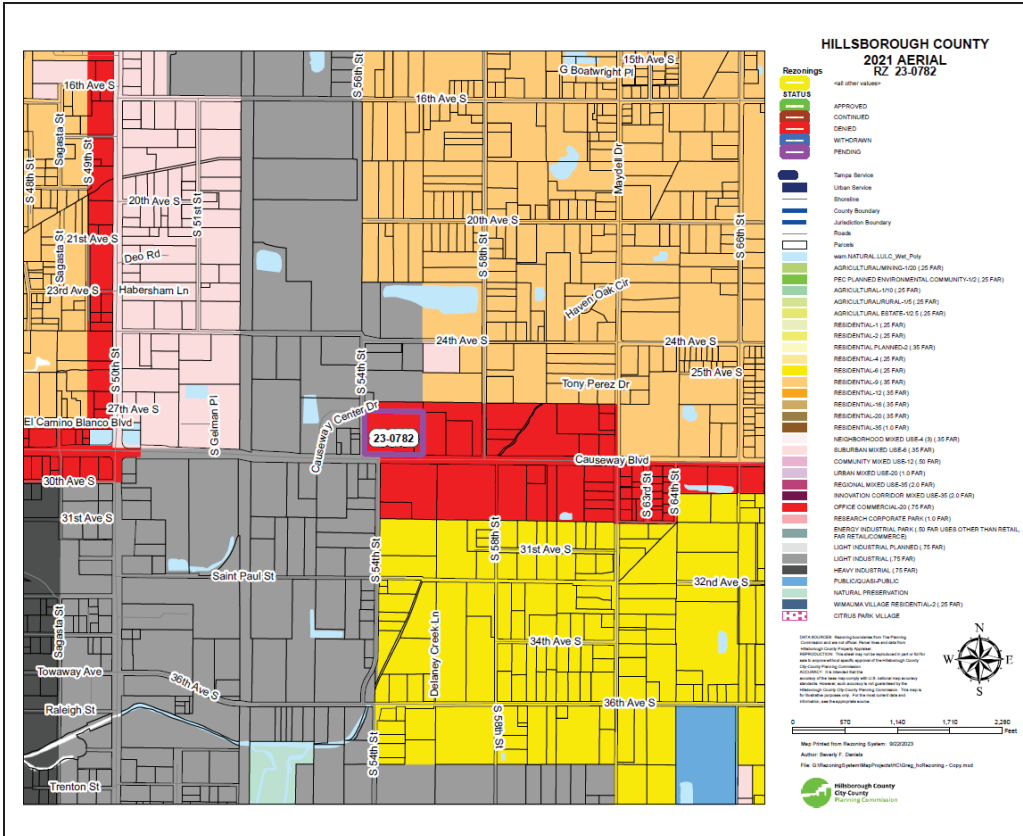
ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial- 20 (OC-20)
Maximum Density/F.A.R.:	.75 up to 600,000 sf/ Commercial limited to 350,000 sf
Typical Uses:	Community commercial type uses, office uses, mixed use developments, and compatible residential uses.



APPLICATION NUMBER: RZ 23-0-23782

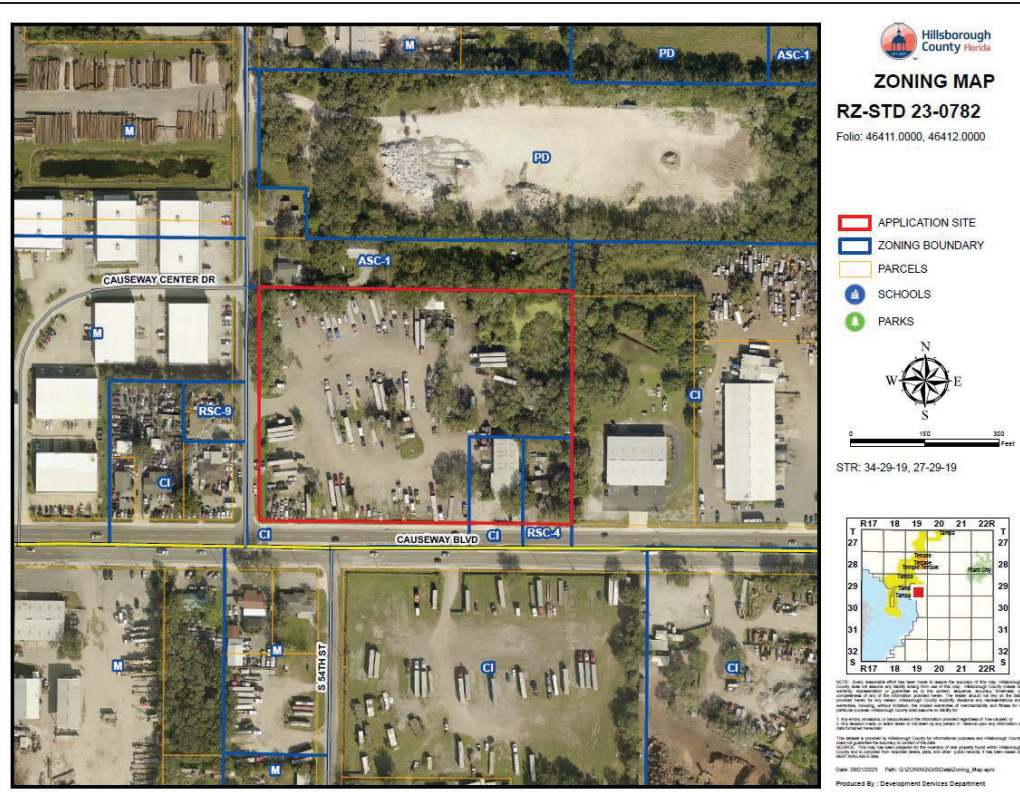
ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du per gross acres	Single-Family/Mobile Homes/Agriculture	Single-Family Residential
South	CI M	.30 FAR .75 FAR	Intensive Commercial Industrial/Manufacturing	Vacant, Single-Family residential, Auto-repair
East	CI	.30 FAR	Intensive Commercial	Light Industrial
West	CI RSC-9 M	.30 FAR .75 FAR 1 du per 5,000 sf	Intensive Commercial Single-Family Conventional Industrial/Manufacturing	Residential Home, Auto Sales, Light Industrial



APPLICATION NUMBER: RZ 23-0-74782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

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
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/-)	+2,328	+222	+164

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
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	

APPLICATION NUMBER: RZ 23-0674782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input checked="" type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input checked="" type="checkbox"/> Other - Airport Height Restriction 170' AMSL</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>	<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	
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided				
<b>Service Area/Water &amp; Wastewater</b>	<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	
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
<b>Hillsborough County School Board</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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				
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>	<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	
<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				

APPLICATION NUMBER: RZ 23-0674782

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject parcel, located at 5420 Causeway Boulevard, is split-zoned Commercial Intensive (CI) and Residential Single-Family Conventional- 4 (RSC-4). The rezoning proposes to rezone the RSC-4 portion to CI to bring the property under one zoning district. The total acreage of the property is 6.98 acres, with approximately .39 acres zoned RSC-4. The property is in the Greater Palm River Community Plan Area and is in the Tampa Service Area.

The current RSC-4 zoning on the property is entirely surrounded by commercial and industrially zoned districts. Properties in the immediate vicinity are primarily zoned Intensive Commercial and Manufacturing, containing a variety of commercial and heavy/light industrial uses. Other properties in the area are zoned for residential, but they are few and generally surrounded by higher intense zonings and districts.

The subject property is designated as Office Commercial-20 (OC-20) on the Future Land Use Plan. The proposed zoning is consistent with the future land use designation. As a result, the Planning Commission has determined that the proposal, is consistent with the Comprehensive Plan. The uses and zoning districts around the property are consistent with the proposed Commercial Intensive zoning district, and thus, the rezoning request of the property from Commercial Intensive (CI) & Residential Single-Family Conventional-4 (RSC-4) to Commercial Intensive would be compatible with the existing development and zoning trends in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed rezoning to the CI zoning district approvable.

Zoning Administrator Sign Off:

  
J. Brian Grady  
Mon Nov 6 2023 09:11:24  
J. Brian Grady  
Mon Nov 13 2023 10:42:24

Field Code Changed

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

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

APPLICATION NUMBER: RZ 23-0-~~74782~~

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Jared Follin

**6.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

**7.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

---

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, AICP  
**PLANNING AREA/SECTOR:** Greater Palm River/Central

**DATE:** 11/02/2023  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 23-0782

---

- 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 one parcel totaling +/- 6.87 acres from Residential Single Family Conventional – 4 (RSC-4) and Commercial Intensive (CI) to all Commercial Intensive (CI). The site is located on the northeast corner of the intersection of Causeway Blvd and 54<sup>th</sup> Street. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

### **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).

Staff notes this application originally proposed rezoning two separate parcels. Since the original request, the two parcels have been combined through the certified parcel process resulting in one parcel proposed for rezoning. Combining the parcels into one avoids issues with separate ownership of the parcels in the future which may lead to access issues. Since the parcels have been combined under one parcel, no access issues were identified.

Transportation staff requires all rezonings that take access to an FDOT roadway to submit documentation of coordination with FDOT in regards to access. The applicant submitted documentation regarding FDOT comments for access and no major issues were identified. The applicant will be required to comply with all FDOT access management requirements during the permitting process.

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.

**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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 1 Single Family Dwelling Unit (ITE Code 210)	10	1	1
CI, 80,000 sf Supermarket (ITE Code 850)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
Subtotal	8,704	294	721

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 80,000 sf Supermarket (ITE Code 821)	7,210	229	646
CI, 4,000 sf Convenience Store/ Gas Station (ITE Code 945)	1,484	64	74
CI, 5,000 sf Fast-Food Restaurant with Drive Through (ITE Code 934)	2,338	223	165
Total	11,032	516	885

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+2,328</b>	<b>+222</b>	<b>+164</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Causeway Blvd. and 54<sup>th</sup> Street. Causeway Blvd. is a 4-lane, divided, FDOT maintained, arterial roadway. Causeway Blvd. has sidewalks and bike lanes on both sides of the roadway within the vicinity of the project. 54<sup>th</sup> Street is a 2-lane, substandard, Hillsborough County maintained, local roadway. 54<sup>th</sup> Street lies within +/- 50 feet of Right of Way in the vicinity of the project. 54<sup>th</sup> Street does not have sidewalks on either side of the roadway within the vicinity of the project.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below. 54<sup>th</sup> Street is not a regulated roadway and as such was not included in the Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	50 <sup>TH</sup> ST	US HWY 301	D	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
Causeway Blvd	FDOT 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
54th Street	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	8,704	294	721
Proposed	11,032	516	885
Difference (+/-)	+2,328	+222	+164

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

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	





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