

**Rezoning Application:** PD 24-0132  
**Zoning Hearing Master Date:** March 25, 2024  
**BOCC Land Use Meeting Date:** May 7, 2024

**1.0**

**Applicant:** David Mechanik  
**FLU Category:** R-12  
**Service Area:** Urban  
**Site Acreage:** 1.53  
**Community Plan Area:** None  
**Overlay:** None



**Introduction Summary:**

This is a request to rezone a parcel to Planned Development (PD) to redevelop the site to construct a 23,325 square foot, 3-story hotel with 38 rooms. Currently, the site has seven duplex and triplex residential buildings which will be demolished.

Zoning:	Existing	Proposed
District(s)	RMC-16	PD 24-0132
Typical General Use(s)	Multi-Family	Hotel
Acreage	1.53 acres	1.53 acres
Density/Intensity	2,725 sf/DU	23,325 square feet (.34 FAR)
Mathematical Maximum*	24 dwelling units	23,325 square feet

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RMC-16	PD 24-0132
Lot Size / Lot Width	2,725 square feet / 70' wide	66646.8 square feet
Setbacks/Buffering and Screening	25' Front 10' Sides 20' Rear	30' Front (West) 50' Side (North) 10' Side (South) 20' Rear (East)
Height	45'	35'

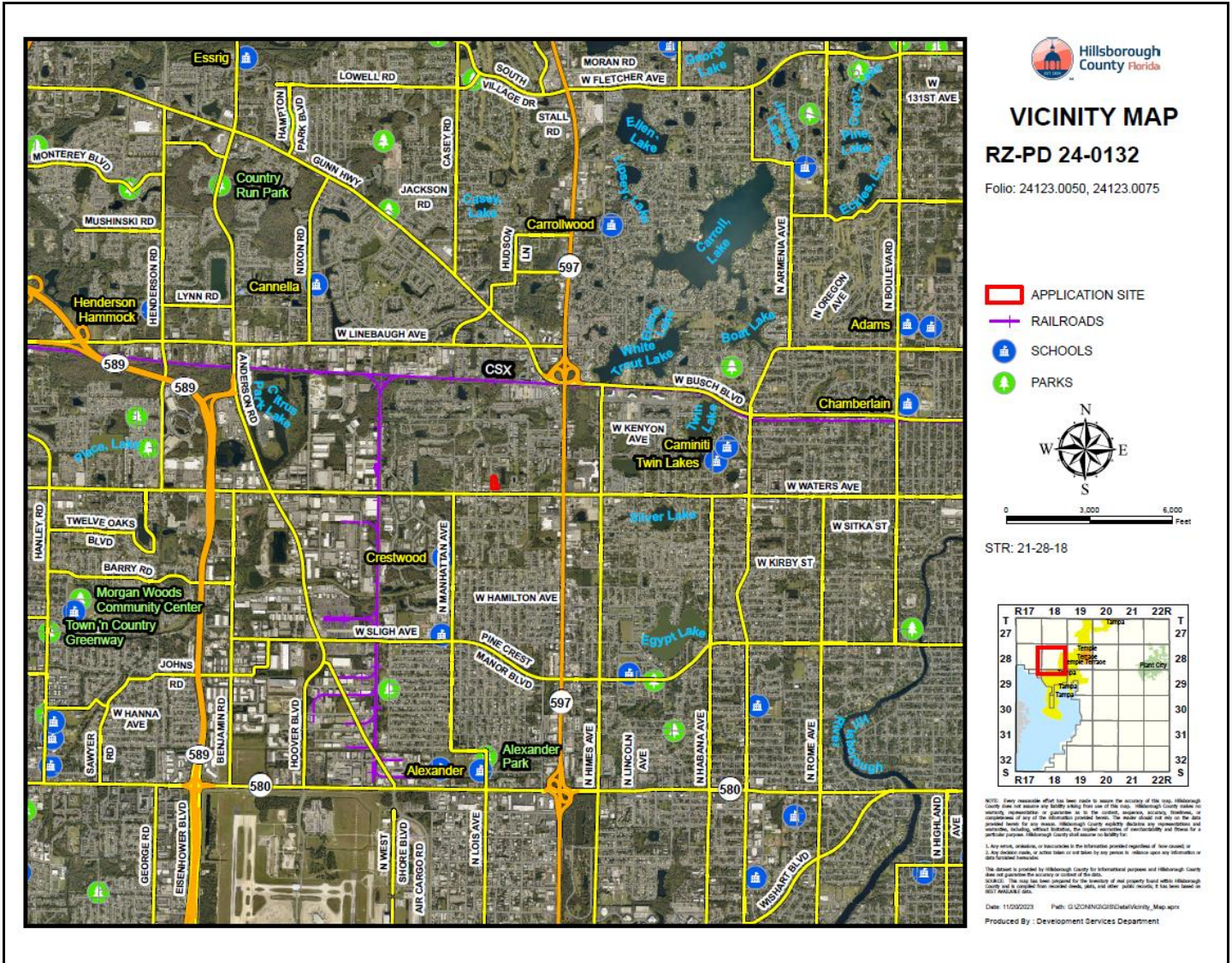
**Additional Information:**

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

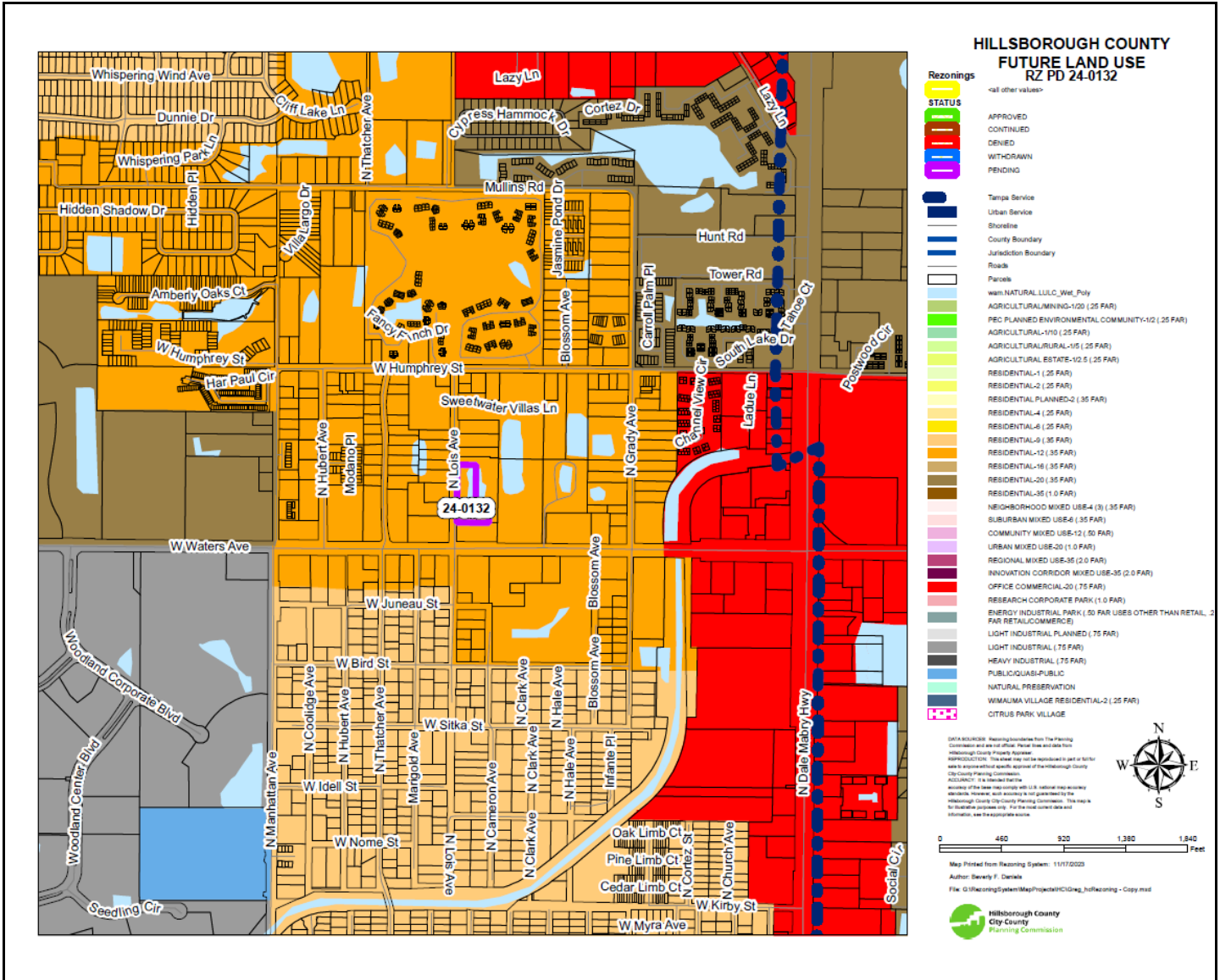


#### Context of Surrounding Area:

The subject site is generally located at 8403 North Lois Avenue and within the Urban Service Area. The surrounding area primarily consists of commercial, multi-family, and some single-family residential uses. The site is near the intersection with West Waters which acts as a commercial corridor. Most zoning along the roadway is CN, Commercial Neighborhood, with some CG, Commercial General properties. To the north, the area consists mostly of multi-family, single-family residential zoning districts and uses with various densities.

2.0 LAND USE MAP SET AND SUMMARY DATA

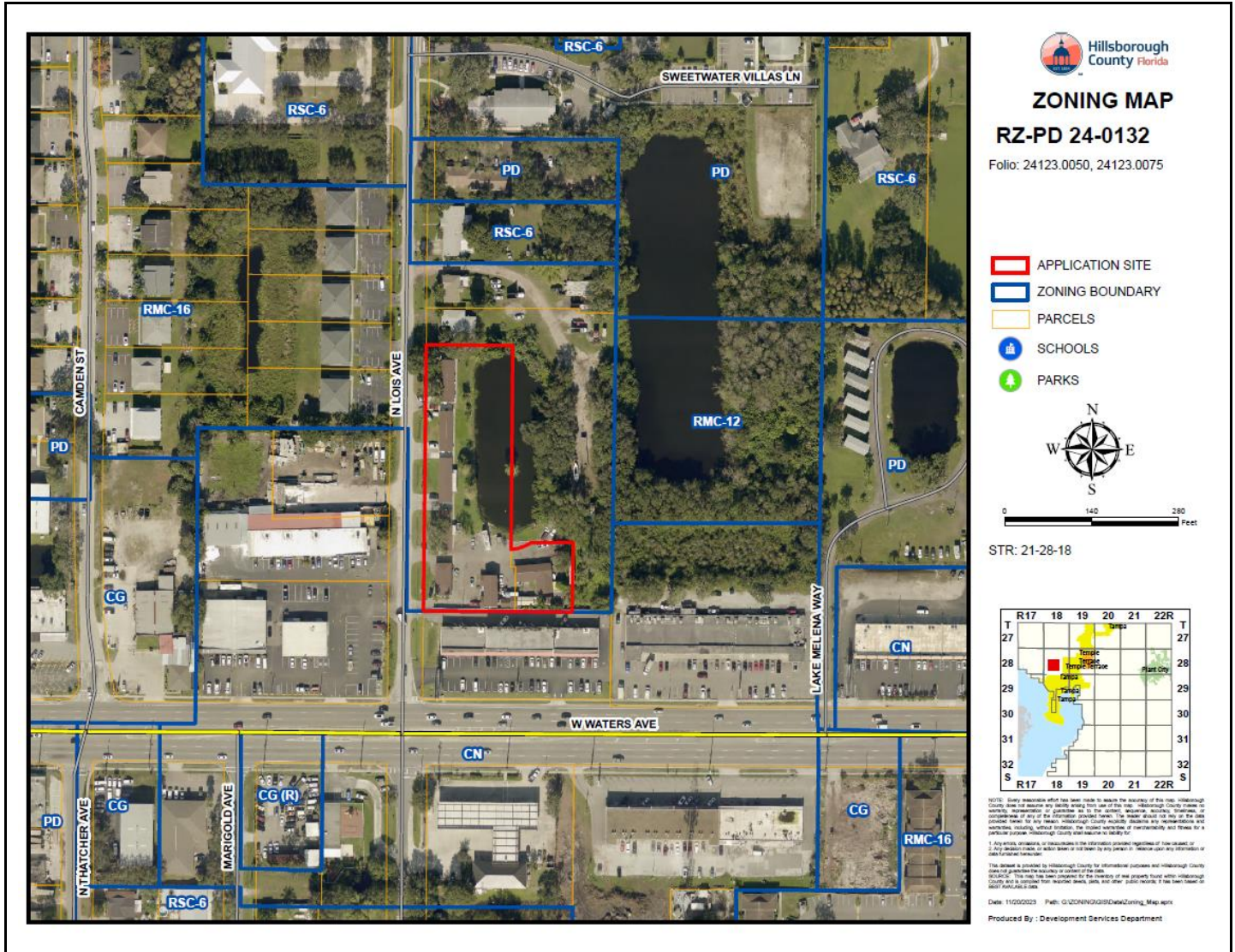
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 12 (R-12)
Maximum Density/F.A.R.:	12.0 dwelling units per gross acre
Typical Uses:	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

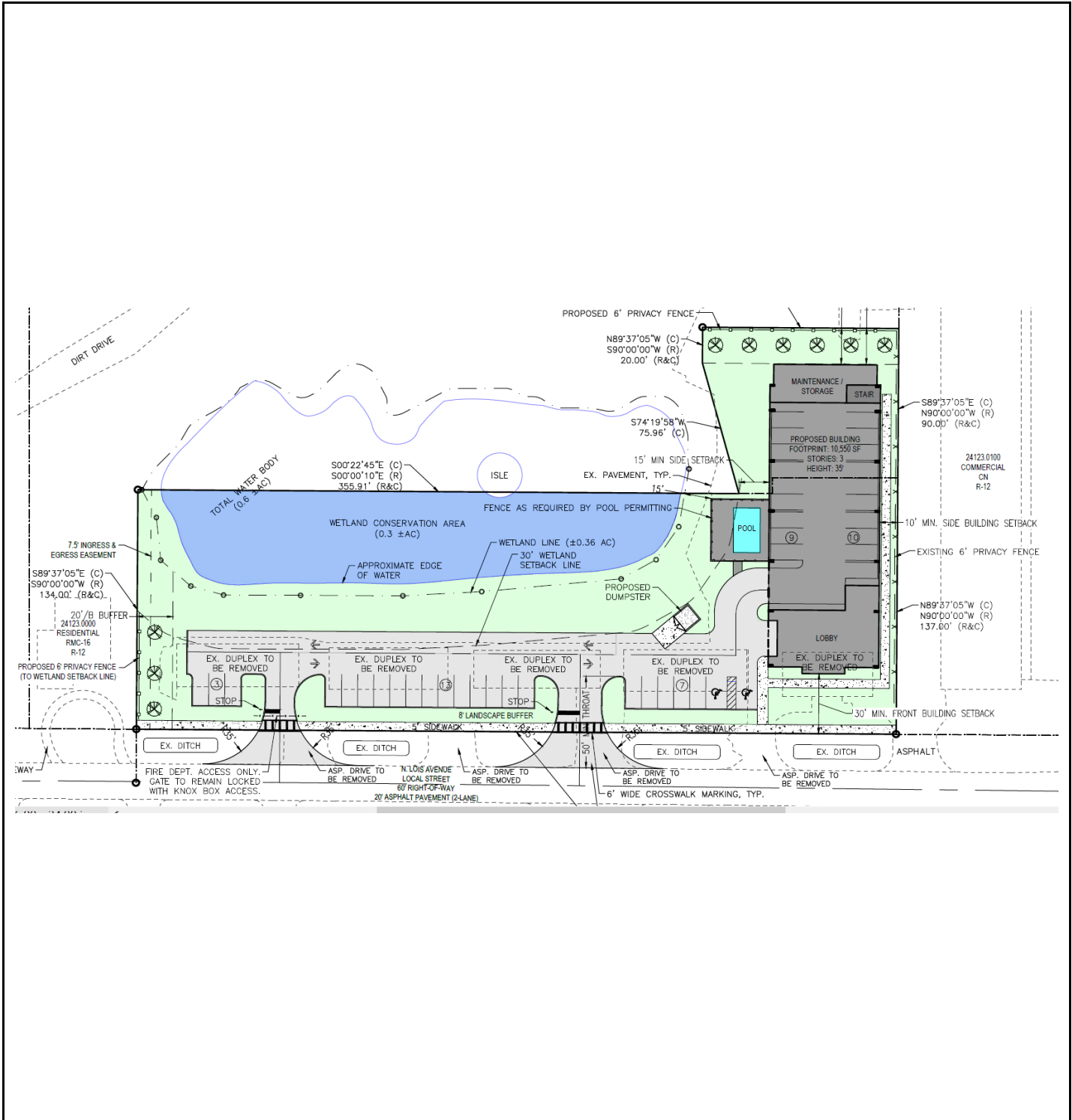


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-16	1 dwelling per 8,175 square feet	Multi-Family Residential	Single-Family Residential
South	CN	.20 FAR	Commercial	Retail & Personal Services
East	RMC-16	1 dwelling per 8,175 square feet	Multi-Family Residential	Undeveloped / Wetlands
West	RMC-16 CN	1 dwelling per 8,175 square feet .20 FAR	Multi-Family Residential Limited retail and personal service uses	Multi-Family Residential, Retail, Light Industrial

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**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
N. Lois Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	272	20	26
Proposed	304	18	22
Difference (+/1)	(+) 32	(-) 2	(-) 4

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

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

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other <u>Airport Height Restriction 150' ASML</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to the County's wastewater system.
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Hotel (Per room for mobility and parks) (Per 1,000 s.f. for Fire) Mobility: \$ 4,168 Parks: \$1,327 Fire: \$313 May be eligible for credits for prior structures. Detail for each building would be required (# of units and living square footage for each unit in each building).				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

This is a request to rezone a 15-acre tract from RMC-16 to a Planned Development to redevelop the site to construct a 3-story hotel. The hotel will be limited to 23,000 gross floor area and a maximum of 38 rooms, with parking and office located on the first floor. The request includes two variations to vary from specific buffer requirements along the north and east boundaries.

The subject property currently has seven multi-family residential dwellings which are planned to be demolished. The surrounding area primarily consists of commercial and residential uses, with some other intense uses. To the south, the property is adjacent to a CN, Commercial Neighborhood property that is currently developed with a strip mall with various commercial and personal service uses. To the west, properties are also zoned CN, but one property is developed to conduct light industrial uses. To the east, the property is zoned RMC-16; however, the area mostly consists of natural water bodies and are designated as wetlands. Adjacent to the north and northwest, multi-family and single-family uses can be found.

The site layout has considered the vicinity of residential uses and has designed it to minimize the potential negative impacts to these uses. The building footprint has been placed 10 feet from the southern boundary, near the CN zoned properties and away from the residential uses. As a result, the building will not meet the 2:1 setback to the east and south boundaries. Since the area to the east is vacant and the commercial uses to the south are oriented away from the proposed building, Staff finds this acceptable and does not have any compatibility concerns.

The buffer and screening requirements proposed includes two variations to modify the buffer along the east and north boundary along the northside of the building footprint. The typical buffer and screening required along the east side of property is a 20' Type B buffer; however, Note 11 of Section 6.06.01 of the Land Development Code states "For non-residential districts abutting residential district, buffers shall be increased over the required buffer area one foot for every ten feet of building length over 100 feet which is adjacent to those buffers." Given that the length of the proposed building is 173 feet, this required an additional 8 feet to buffer width, totaling 28 feet. The variation requests this requirement to be reduced to 20 feet, while maintaining the Type B screening standard. Given that this area consists of wetlands and no residential uses are near this boundary, we find the variation request acceptable. The second variation request comes from the same section referenced above but applied to the buffer between the northside of the building and the boundary adjacent to the wetland area. This variation request also asks to remove the screening requirements. It should be noted that the wetland setback is 30 feet, which the building footprint is proposed to encroach 15 feet into the setback. This required to the applicant to apply for a variance to the wetland setback to be approved by the Land Use Hearing Officer (LUHO). The variance request (24-0277) went to the LUHO hearing on February 26<sup>th</sup> and was approved on March 18<sup>th</sup>. Given that this area is adjacent to a natural water body and no residential uses are in the vicinity, we find the variation acceptable.

The subject property is designated as Residential -12 (R-12) on the Future Land Use Plan. The property does not meet Commercial-Locational Criteria (CLC); however, the applicant requested a CLC waiver, pursuant to FLUE policy 22.8. Planning Commission has reviewed the waiver and recommend it to be approved. Development Services finds no compatibility issues with the proposed Planned Development. We find the hotel use to be compatible with the surrounding area and find the proposed buffer and screening to be sufficient in protecting adjacent residential uses.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.



## 6.0 PROPOSED CONDITIONS

### Requirements prior to Certification:

1. Add note referencing wetland setback variance, 24-0277, and its approval date.
2. Modify the label reading "Fire Dept. Access Only. Gate to Remain Locked with Knox Box Access" to instead read "Gated Emergency Access – See Conditions of Approval";
3. Modify the emergency access to remove the stop bar (no such device is needed, since regular traffic will not be utilizing the facility; and,
4. Modify the labels reading "5' Sidewalk" to instead state "Proposed 5' Sidewalk and Easement Area – See Conditions of Approval".

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 4<sup>th</sup>, 2024.


1. The project shall be limited to 23,325 gross square foot hotel. Project entitlements shall be limited as follows:
  - a. Hotel uses with a maximum of 38 rooms.
  - b. Hotel uses with a maximum building footprint of 10,550 square feet.
2. Development standards for the project shall be as follows:

Gross floor area – 23,325 square feet (0.34 FAR)  
Maximum building height – 35'  
Minimum Front yard setback - (West) – 30'  
Minimum side yard setback - (North) 50', (South) 10'  
Minimum rear yard setback - (East) – 20'
3. The subject property shall adhere to the following buffer and screening standards:
  - a. A 20' Type B buffer yard shall be required along the eastern boundary, except along the wetland setback line.
  - b. A 20' Type B buffer yard shall be required along the northern boundary abutting single-family uses, as shown on the site plan.
  - c. A 6' solid wood fence shall be required along the southern boundary.
4. Notwithstanding any easements which may be shown on the site plan, other wise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following access connections:
  - a. One (1) access connection to N. Lois Ave. (i.e. the southernmost connection). Such access shall align with the existing driveway connection serving folio 24117.0000); and,
  - b. One (1) emergency access connection to N. Lois Ave. (i.e. the northernmost connection). Such emergency access connection shall align with the existing access serving folio 24202.0020, and shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.

All existing connection shall be removed and so restored.

5. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project’s frontage, or as otherwise necessary to accommodate the proposed 5-footwide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings or other vertical structures shall be permitted with 2-feet of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirement). At the developer’s sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project’s PD boundaries.
7. Construction access shall be limited to those location shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections)/ The developer shall include a note in each site/construction plan submittal which indicates same.
8. As N. Lois Ave. is a substandard local road, the applicant shall improve the roadway, between the southernmost project access and W. Waters Ave. to the Typical Section – 3 (TS-3) non-residential subtype (i.e. 12-foot-wide travel lanes, Miami curb on both sides, etc.) Nothing herein this condition shall be construed as requiring the developer to construct additional sidewalk not otherwise required pursuant to Sec. 6.03.02. of the LDC.
9. Approval of the 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 an impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. 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.
11. 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 labeled as “Wetland Conservation Area” pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdiction determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Mar 18 2024 11:49:35

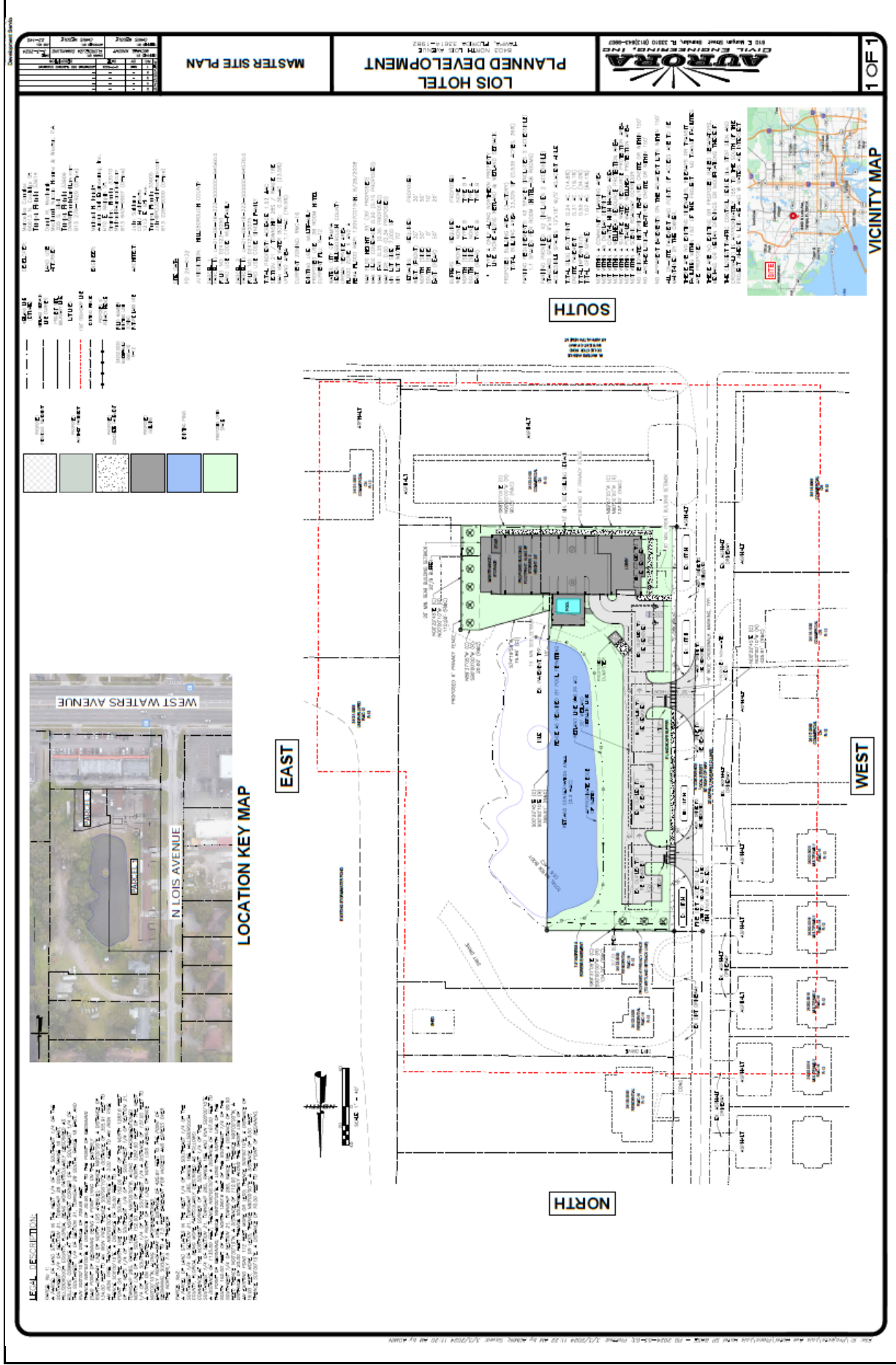
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

### 8.0 PROPOSED SITE PLAN (FULL)



**APPLICATION NUMBER: PD 24-0132**

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Jared Follin

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

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/17/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Northwest/ EGL

PETITION NO: RZ 24-0132

- 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.

### **CONDITIONS OF APPROVAL**

#### *New Conditions*

1. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following access connections:
  - a. One (1) access connection to N. Lois Ave. (i.e. the southernmost connection). Such access shall align with the existing driveway connection serving folio 24117.0000); and,
  - b. One (1) emergency access connection to N. Lois Ave. (i.e. the northernmost connection). Such emergency access connection shall align with the existing access serving folio 24202.0020, and shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.

All existing connections shall be removed and sod restored.
2. The developer shall dedicate and convey an easement to Hillsborough County (for public access and maintenance purposes) along the project's frontage, or as otherwise necessary to accommodate the proposed 5-footwide sidewalk internal to the site. Notwithstanding anything shown on the PD site plan to the contrary, no fences, plantings or other vertical structures shall be permitted within 2-feet of the sidewalk (in accordance with Transportation Technical Manual [TTM] requirements). At the developer's sole option, they may choose to dedicate and convey the underlying fee to the County in lieu of an easement.
3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.

5. As N. Lois Ave. is a substandard local road, the applicant shall improve the roadway, between the southernmost project access and W. Waters Ave. to the Typical Section – 3 (TS-3) non-residential subtype (i.e. 12-foot-wide travel lanes, Miami curb on both sides, etc.) Nothing herein this condition shall be construed as requiring the developer to construct additional sidewalk not otherwise required pursuant to Sec. 6.03.02. of the LDC.

**Other Conditions**

- Prior to PD Site Plan Certification, the developer shall revise the site plan to:
  - Modify the label reading “Fire Dept. Access Only. Gate to Remain Locked with Kox Box Access” to instead read “Gated Emergency Access – See Conditions of Approval”;
  - Modify the emergency access to remove the stop bar (no such device is needed, since regular traffic will not be utilizing the facility); and,
  - Modify the labels reading “5’ Sidewalk” to instead state “Proposed 5’ Sidewalk and Easement Area – See Conditions of Approval”.

**PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting to rezone two parcels, totaling +/- 1.53 ac., from Residential Multi-Family Conventional – 16 (RMC-16) to Planned Development (PD). The applicant is proposing entitlement for a 38-room hotel.

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access letter indicating that, because the project generates fewer than 50 peak hour trips, no site access analysis was required to support the proposed rezoning request.

Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-16, 24 single-family detached dwelling units (ITE LUC 210)	272	20	26

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 38 room hotel (ITE LUC 215)	304	18	22

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 32</b>	<b>(-) 2</b>	<b>(-) 4</b>

**EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

N. Lois Ave. is a 2-lane, publicly maintained, substandard local roadway, consisting of +/- 20-feet of pavement in below average condition. The roadway lies within a +/- 60-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on Lois Ave. in the vicinity of the proposed project.

The developer has proposed to improve the roadway, between the southernmost (unrestricted) project entrance and N. Waters Ave. to the applicable typical section standard.

**SITE ACCESS AND CONNECTIVITY**

Vehicular and pedestrian access will be from N. Lois Ave.

No cross access is warranted pursuant to Sec. 6.04.03.Q. of the LDC.

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

N. Lois Ave. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for that facility cannot be provided.



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Lois Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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

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	272	20	26
Proposed	304	18	22
Difference (+/-)	(+) 32	(-) 2	(-) 4

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
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:		

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> March 25, 2024  <b>Report Prepared:</b> March 13, 2024	<b>Petition: PD 24-0132</b>  <b>Folios 24123.0050 &amp; 24123.0075</b>  <i>On the east side of North Lois Avenue, north of West Waters Avenue and south of Sweetwater Villas Lane</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-12 (12 du/ga; 0.5 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>None</b>
<b>Request</b>	Rezoning from Residential Multi-Family Conventional (RMC-16) to Planned Development (PD) to develop a three-story hotel totaling 23,325 square feet
<b>Parcel Size</b>	1.53 ± acres (66,646.8 square feet)
<b>Street Functional Classification</b>	West Waters Avenue – <b>Arterial</b> North Lois Avenue – <b>Local</b> Sweetwater Villas Lane – <b>Local</b>
<b>Locational Criteria</b>	Does not meet; waiver requested
<b>Evacuation Zone</b>	E



Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 Tampa, FL, 33602

## **Context**

- The 1.53 ± acre subject property is located on the east side of North Lois Avenue, north of West Waters Avenue and south of Sweetwater Villas Lane.
- The site is located within the Urban Service Area and is not located within the limits of a community plan.
- The subject property is located within the Residential-12 (RES-12) Future Land Use category, which can be considered for a maximum density of 12 dwelling units per gross acre and a maximum intensity of 0.5 FAR or 175,000 square feet, whichever is less intense. The RES-12 Future Land Use category is intended to designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments. Typical uses include but not limited to residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.
- The RES-12 Future Land Use category surrounds the subject site on all sides. Residential-9 (RES-9) is located further south. Residential-20 (RES-20) is located further west and northeast. Office Commercial-20 (OC-20) is located further east.
- There are currently multi-family and single-family dwelling units on the subject site. Multi-family and single-family uses are located to the north and east. Light commercial uses are located south, southeast, and southwest. Two family, light industrial and heavy industrial uses are located to the west across North Lois Avenue.
- The subject site is currently zoned as Residential Multi-Family Conventional (RMC-16). The RMC-16 zoning district is located to the east, north and west of the subject site. The RMC-12, Planned Development and Commercial Neighborhood (CN) zoning districts are located to the east. The CN and Commercial General (CG) zoning districts are located to the south and west. Additional CN zoning is located to the west across North Lois Avenue. Further north are the Residential Single Family Conventional (RSC-6) and PD zoning districts.
- The applicant is requesting a rezoning from Residential Multi-Family Conventional (RMC-16) to Planned Development (PD) to develop a three-story hotel totaling 23,325 square feet.

## **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.*

### **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.*

### **Environmental Considerations**

**Objective 13:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

**Policy 13.6:** *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

### **Neighborhood/Community Development**

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

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

*locational criteria for the placement of non-residential uses as identified in this Plan,*

*limiting commercial development in residential land use categories to neighborhood scale;*

*requiring buffer areas and screening devices between unlike land uses.*

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

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

- *the creation of like uses; or*
- *creation of complementary uses; or*
- *mitigation of adverse impacts; and*
- *transportation/pedestrian connections*

### **Commercial-Locational Criteria**

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

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

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development*

*defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*

- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

**Policy 22.2:** *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

*In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.*

**Policy 22.8:** *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

## **Community Design Component**

### **1.0 INTRODUCTION**

### **1.2 URBAN PATTERN CHARACTERISTICS**

*This pattern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. Generally, areas of the County considered urban possess the following characteristics:*

#### **Urban Development Pattern**

*Compact, interconnected spatial organization*

*Few undeveloped spaces*

*Tightly woven streets*

*Relatively small blocks*

*Multiple activity centers containing a mixture of residential and commercial*

*Employment centers and civic uses*

*Small scale open space - emphasis is placed on providing recreational facilities rather than large amounts of park land*

**4.0 COMMUNITY LEVEL DESIGN**

**4.3 COMMERCIAL CHARACTER**

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

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

**5.0 NEIGHBORHOOD LEVEL DESIGN**

**5.1 COMPATIBILITY**

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

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

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

**7.0 SITE DESIGN**

**7.1 DEVELOPMENT PATTERN**

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

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

**POLICY 17-1.4:** *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

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

**The 1.53 ± acre subject property is located on the east side of North Lois Avenue, north of West Waters Avenue and south of Sweetwater Villas Lane. The site is located within the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting to rezone the site from Residential Multi-Family Conventional (RMC-16) to Planned Development (PD) to develop a three-story hotel totaling 23,325 square feet.**

**Objective 1 of the Future Land Use Element (FLUE) encourages Hillsborough County to direct new growth in 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 the Comprehensive Plan. Similarly, FLUE Policy 1.4 establishes guidelines on compatibility, noting that**



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.” The proposal includes several components that ensure compatibility with the commercial uses to the south and the residential uses to the north. It is consistent with FLUE Objective 1 and Policy 1.4.

FLUE Objective 8 and Policy 8.1 assert that each land use category shall outline the range of permitted land uses based on building type, residential density, functional use and the physical composition of the land. Urban scale neighborhood commercial uses are allowable for consideration under RES-12 and are subject to locational criteria. The subject site does not meet Commercial Locational Criteria (CLC) and the applicant has submitted a request for these criteria to be waived.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. There are wetlands on the western boundary of the subject site that cover approximately 0.3 acres of the property. The Environmental Protection Commission has issued comments verifying the site plan, stating that a resubmittal is not necessary. The proposal is therefore in compliance with FLUE Objective 13 and Policy 13.6. At the time of uploading this report, comments from zoning and transportation section staff were not yet available in Optix and were not taken into consideration for this report.

FLUE Objective 16 and Policy 16.1 seek to protect established neighborhoods by requiring buffer areas and screening devices between unlike land uses. There is a 20-foot, Type B buffer along the northern boundary between the existing single family uses and the parking area on the site. The wetlands on the eastern side of the subject site provide natural buffering between the subject property and the single-family use located to the east. Additionally, the hotel building is located on the southern portion of the site, which is located near existing commercial and light industrial uses along North Lois Avenue. This site design provides a gradual transition of intensity from the southern portion of the site to the northern portion of the site, which is supportable by FLUE Policy 16.2. The hotel is proposed at a scale that is appropriate for the existing commercial uses locates south of the subject site and is therefore consistent with FLUE Policy 16.3 as well.

The subject site is within the RES-12 Future Land Use category and is therefore subject to the Commercial-Locational Criteria (CLC) established by FLUE Objective 22 and Policy 22.1. The closest qualifying intersection is identified at West Waters Avenue and North Lois Avenue. Approximately 40% of the site’s front facing boundary falls within the qualifying distance of 300 feet from the intersection. Since it falls below the 75% requirement, the site does not meet CLC. The applicant has submitted a CLC waiver request pursuant to FLUE Policy 22.8. In the waiver request, the applicant stated that the subject site is an appropriate area for a hotel use and that the proposed development would not contribute to strip commercial development. The applicant also notes that the proposed use is compatible with the surrounding development pattern. Planning Commission staff concur with the CLC waiver request and recommend that the waiver be granted by the Board of County Commissioners.

Section 1.2 of the Community Design Component (CDC) establishes that urban pattern characteristics can be considered for areas of the county with 9 dwelling units per acre or more. One of the components to this pattern is activity centers that include a mixture of residential and commercial uses. Similarly, Goal 9 and Policy 9-1.2 of the CDC establish guidelines for commercial character throughout the county, noting that that commercial developments should be implemented in a manner that complements the character of the community and avoid “strip” development patterns. The proposed development and site design is consistent with this policy direction. CDC Goal 12, Objective 12-1, and Policy 12-1.4 also emphasize that new developments should be designed in a manner that is compatible with the character of the surrounding neighborhood. The design of the hotel is intended to be complementary towards the commercial area along the West Waters Avenue while also seeking compatibility with the residential uses to the north. These components of the site design help ensure that the overall development is organized and purposeful, which is consistent with CDC Goal 17, Objective 17-1, and Policy 17-1.4.

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

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

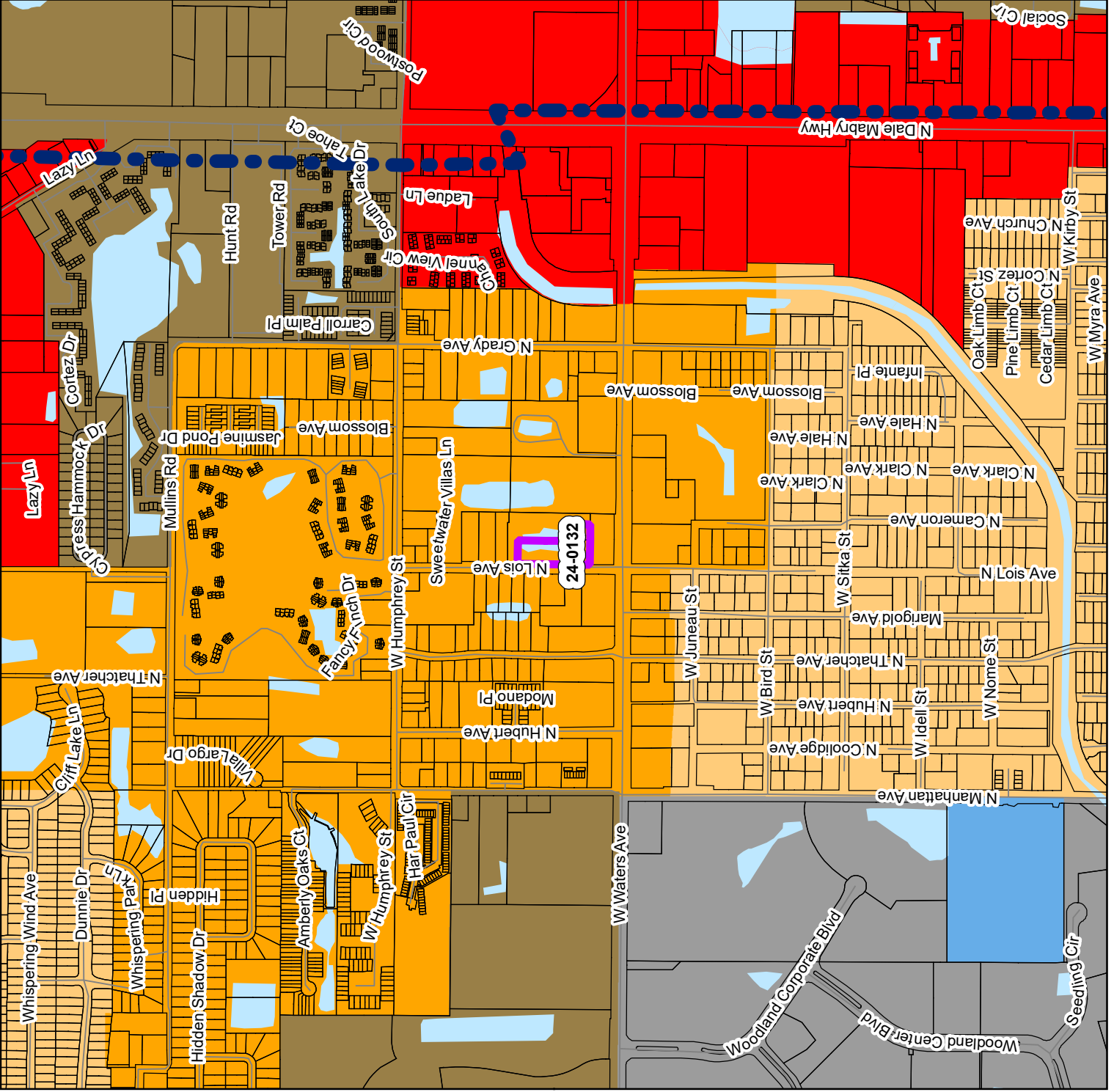
# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 24-0132

Rezoning  
STATUS



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for information only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 11/17/2023  
Author: Beverly F. Daniels  
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