**Rezoning Application:** 23-0593

**Zoning Hearing Master Date:** August 21, 2023

**BOCC Land Use Meeting Date:** October 10, 2023



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Acme Partners, Inc

FLU Category: Community Mixed Use -12 (CMU-

12)

Service Area: Urban

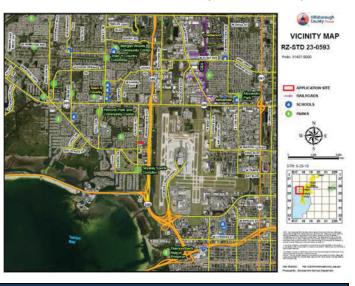
Site Acreage: 1.77

Community

Plan Area:

Town N' Country

Overlay: None



# Introduction Summary:

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

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

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

Development Standards:		Proposed	
District(s)	ВРО	CI	CI
Lot Size / Lot Width	7000 sf / 70'	20,000 sf / 100'	20,000 sf / 100'
Setbacks/Buffering and	N/A	West- 20'/B	West- <del>20'/B</del> 30
Screening	N/A	West- 20 / B	West- <del>20 / b</del> 30
Height	50′	50′	50'

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

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
George Rd	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Jarvis Ln/Quality St	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	1,764	89	202	
Proposed	1,868	70	204	
Difference (+/-)	+104	-19	+2	

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

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

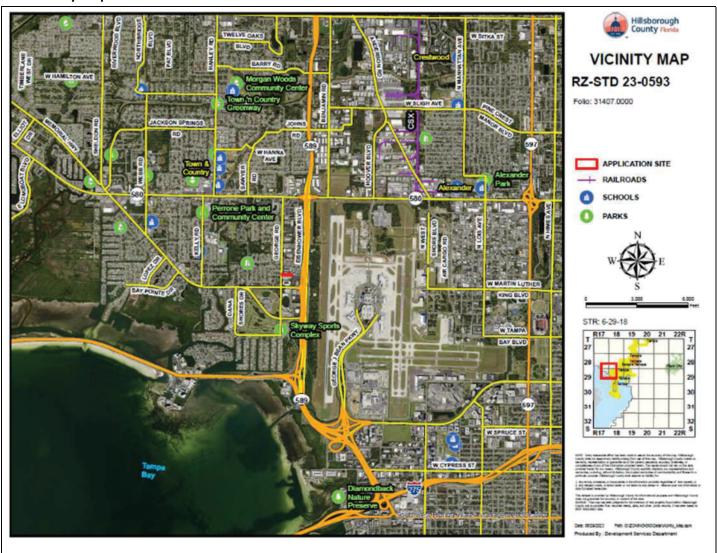
**Planning Commission Recommendation:** 

**Development Services Recommendation:**Approvable

Consistent

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



# **Context of Surrounding Area:**

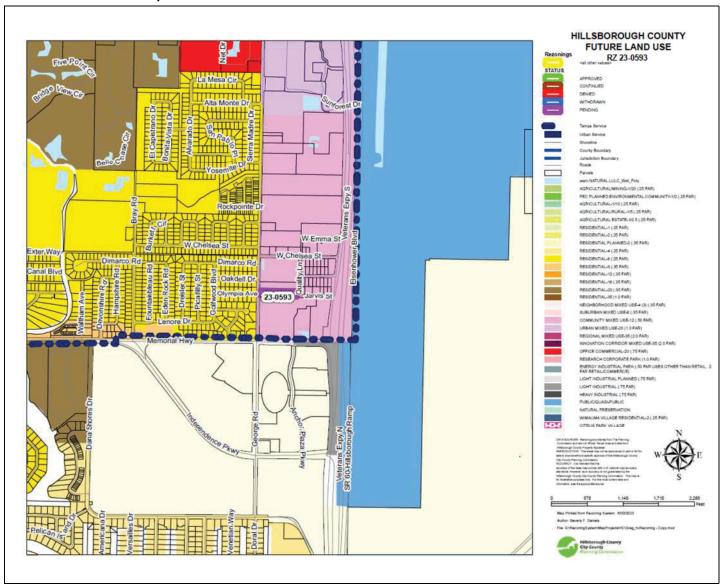
The subject property is located along George Road and is near major roadway, State Road 60 to the east and Memorial Highway to the south. The immediate area around the subject property east of George Road primarily consists of various commercial and light industrial uses. To the south is an office complex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

ZHM HEARING DATE: August 21, 2023 BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.2 Future Land Use Map



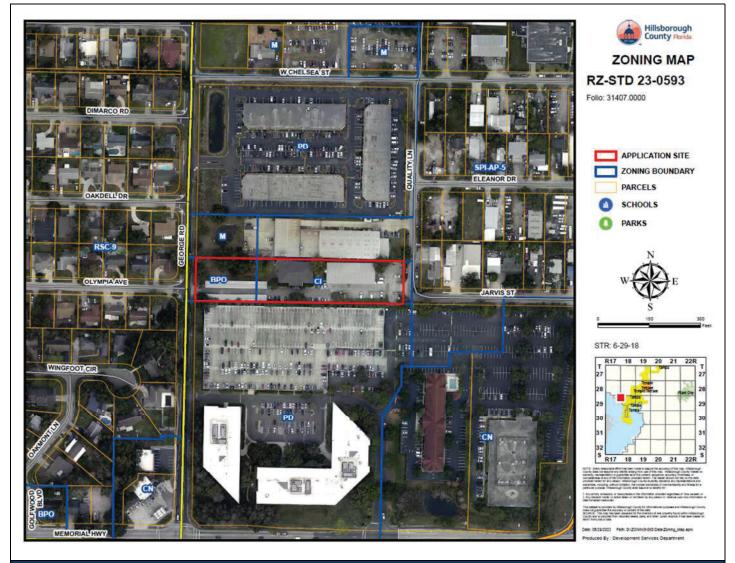
Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	650,000 sq. ft or .50 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use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

ZHM HEARING DATE: August 21, 2023 BOCC LUM MEETING DATE: October 10, 2023

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	Allowable Use:	Existing Use:
North	M & SPI- AP-5	.75 (M) & .60 (SPI-AP-5)	Manufacturing/Light Industrial	Vacant
South	PD 90- 0182	PD File Missing 0.48	PD File Missing Office	Office/Parking Garage
East	SPI-AP-5	.60	Manufacturing/Light Industrial	Light Industrial Uses
West	RSC-6	7,000/DU	Single-Family Residential	Single-Family Homes

APPLICATION NUMBER:	RZ 23-0593	
ZHM HEARING DATE:	August 21, 2023	
BOCC LUM MEETING DATE:	October 10, 2023	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	<b>Current Conditions</b>	Select Future Improvements	
George Road	County Arterial - Urban	2 Lanes  ⊠Substandard Road  □Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Jarvis Ln/Quality St	County Local - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

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

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

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South		None	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:				<u> </u>	

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

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023

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	⊠ Yes □ No	☐ Yes 図 No	□ Yes ⊠ No	No wetlands or other surface waters exist on subject parcel.
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	No comments.
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	⊠ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	Other Air     Air     Other Air     Other     O	port Height Restric	tion 30' ASML	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	│ │ ⊠ Yes	☐ Yes	☐ Yes	
☐ Design Exc./Adm. Variance Requested		⊠ No	⊠ No	See report
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater  ⊠ Urban ⊠ City of Tampa  □Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	Subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater systems.
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 図N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	□ No	□ No	□ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria   ⊠N/A	⊠ Yes	☐ Inconsistent	<u>□</u> ₩ Yes	
☐ Locational Criteria Waiver Requested	□ No		— ⊠ <del>□</del> No	

ZHM HEARING DATE: August 21, 2023 BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Jared Follin

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

# 5.1 Compatibility

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

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

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

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

#### 5.2 Recommendation

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

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady Mon Aug 21 2023 13:46:57

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

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

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

APPLICATION NUMBER: RZ 23-0593

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

# 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

ТО	: ZONING TECHNICIAN, Development Services	s Department DATE: 8/14/2023			
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation					
PLANNING AREA/SECTOR: TNC/Northwest PETITION NO: RZ 23-0593					
	This agency has no comments.				
X	This agency has no objection.				
	This agency objects for the reasons set forth be	low.			

# **PROJECT SUMMARY AND ANALYSIS**

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

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

# SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service					
				Peak Hr Directional LOS	
GEORGE RD	HILLSBOROUGH AVE	MEMORIAL HWY	D	С	

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

# COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-Std 23-0593
Hearing date:	August 21, 2023
Applicant:	Acme Partners, Inc.
Request:	Rezone to CI
Location:	4509 George Road, Tampa
Parcel size:	1.77 acres +/-
Existing zoning:	BPO and CI
Future land use designation:	CMU-12 (12 du/ga; 0.50 FAR)
Service area:	Urban Services Area
Community planning area:	Town N' Country Community Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** 23-0593

**Zoning Hearing Master Date:** August 21, 2023

**BOCC Land Use Meeting Date:** October 10, 2023



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Acme Partners, Inc

FLU Category: Community Mixed Use -12 (CMU-

12)

Service Area: Urban

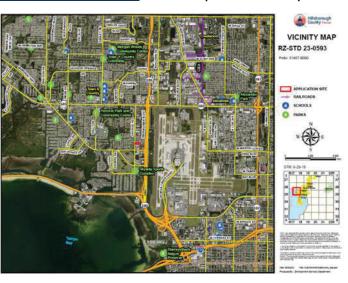
Site Acreage: 1.77

Community

Plan Area:

Town N' Country

Overlay: None



# **Introduction Summary:**

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

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

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

Development Standards:		Proposed	
District(s)	ВРО	CI	CI
Lot Size / Lot Width	7000 sf / 70'	20,000 sf / 100'	20,000 sf / 100'
Setbacks/Buffering and	N/A	West- 20'/B	West- <del>20'/B</del> 30
Screening	N/A	West- 20 /B	west- <del>20 / 5</del> 30
Height	50′	50'	50′

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

# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements	
George Rd	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	
Jarvis Ln/Quality St	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

Project Trip Generation ☐ Not applicable for this request						
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Difference (+/-)	+104	-19	+2			

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Connectivity and Cross Access ⊠ Not applicable for this request					
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North		None	None	Meets LDC	
South		None	None	Meets LDC	
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West		None	None	Meets LDC	
Notes:					

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
N/A	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	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	□ Yes □N/A ⊠ No	□ Yes ⊠ No	See report.	

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

**Planning Commission Recommendation:** 

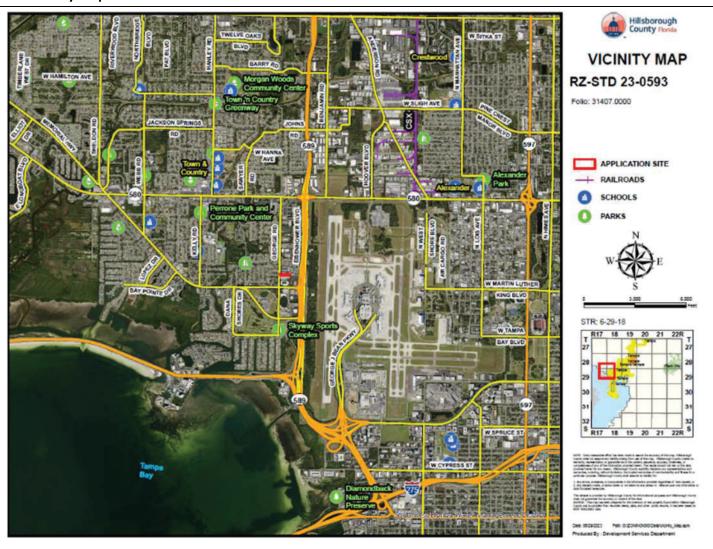
**Development Services Recommendation:** 

Consistent

Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



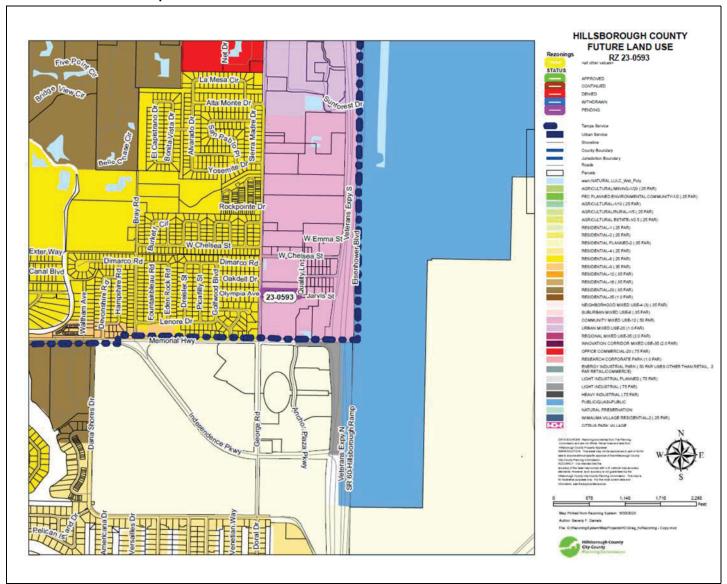
# **Context of Surrounding Area:**

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Case Reviewer: Jared Follin

## 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.2 Future Land Use Map



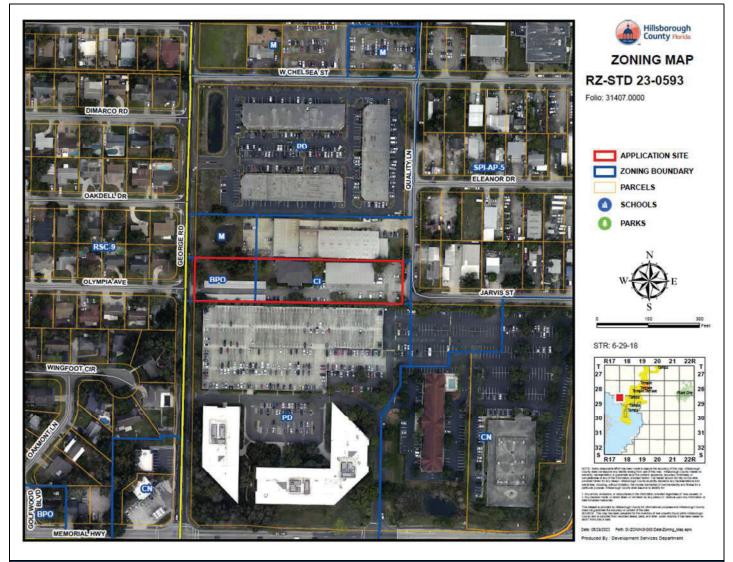
Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	650,000 sq. ft or .50 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use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

ZHM HEARING DATE: August 21, 2023
BOCC LUM MEETING DATE: October 10, 2023

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	Allowable Use:	Existing Use:
North	M & SPI- AP-5	.75 (M) & .60 (SPI-AP-5)	Manufacturing/Light Industrial	Vacant
South	PD 90- 0182	PD File Missing 0.48	PD File Missing Office	Office/Parking Garage
East	SPI-AP-5	.60	Manufacturing/Light Industrial	Light Industrial Uses
West	RSC-6	7,000/DU	Single-Family Residential	Single-Family Homes

APPLICATION NUMBER:	RZ 23-0593	
ZHM HEARING DATE:	August 21, 2023	
BOCC LUM MEETING DATE:	October 10, 2023	Case Reviewer: Jared Follin

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

Adjoining Roadways (check if applicable)				
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Jarvis Ln/Quality St	County Local - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>	

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

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

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

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

APPLICATION NUMBER:

RZ 23-0593

ZHM HEARING DATE: BOCC LUM MEETING DATE: August 21, 2023 October 10, 2023

4.0 ADDITIONAL SITE INFORMATION & AGE	NCY COMMEN	TS SUMMARY		
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	No wetlands or other surface waters exist on subject parcel.
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	No comments.
Check if Applicable:  ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	<ul><li>☐ Significant</li><li>☑ Coastal Hi</li><li>☐ Urban/Sul</li><li>☐ Adjacent</li></ul>	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area ourban/Rural Scen to ELAPP property oort Height Restric	ic Corridor	
Public Facilities:	Comments Received	Objections Objections	Conditions	Additional
Transportation  ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	Requested  ☐ Yes  ☐ No	See report
Service Area/ Water & Wastewater  □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	Subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater systems.
Hillsborough County School BoardAdequate□ K-5□6-8□9-12⊠ N/AInadequate□ K-5□6-8□9-12⊠ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent 図 Consistent	<u>□</u> ¥ Yes <u>⊠</u> □ No	

Case Reviewer: Jared Follin

ZHM HEARING DATE: August 21, 2023 BOCC LUM MEETING DATE: October 10, 2023

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

# 5.1 Compatibility

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

Case Reviewer: Jared Follin

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

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

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

#### 5.2 Recommendation

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

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady Mon Aug 21 2023 13:46:57

### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on August 21, 2022. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

# **Applicant**

Mr. Brian J. Aungst, Jr. spoke on behalf of the applicant. Mr. Aungst presented the rezoning request 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.

# **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 confirmed the hearing officer received the Development Services Department revised staff report and stated the Development Services Department had nothing further.

# **Applicant Rebuttal**

Mr. Aungst stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-Std 23-0593.

#### C. EVIDENCE SUMBITTED

Ms. Heinrich submitted to the record at the hearing a revised staff report.

## D. FINDINGS OF FACT

1. The Subject Property consists of approximately 1.77 acres at 4509 George Road in Tampa.

- 2. The Subject Property is designated CMU-12 on the Future Land Use Map and is split zoned with BPO on the west portion of the parcel and CI on the east portion of the parcel.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Town N' Country Community Plan.
- 4. The Subject Property is developed with two office buildings, a parking lot, a covered parking area, and a stormwater retention area.
- 5. The general area surrounding the Subject Property consists of a mix of single-family residential, commercial, and light industrial uses. Adjacent properties include single-family residential parcels zoned RSC-9 to the west across George Road; a parcel zoned M and SPI-AP-5 in light industrial use to the north; parcels zoned SPI-AP-5 in light industrial uses to the east across Quality Lane; and a parcel zoned PD and developed as an office complex and parking area to the south.
- 6. The applicant is requesting to rezone the entire Subject Property to CI to accommodate use of the covered parking area, which serves the existing building on the east portion of the parcel that is zoned CI.
- 7. Development Services Department staff found the rezoning request compatible with the existing development and zoning trends 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 accommodate use of the covered parking area, which serves the existing building on the east portion of the parcel that is zoned CI.

# 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.

September 12, 2023

Pamela Jo Hatley
Pamela Jo Hatley PhD, 4D
Land Use Hearing Officer

Date:

	ILLSBOROUGH COUNTY, FLORIDA ARD OF COUNTY COMMISSIONERS	
	X	
TM DE	)	
IN RE:	)	
ZONE HEARING MASTER HEARINGS	) ) X	
	NING HEARING MASTER HEARING	
TRANSCRI	IPT OF TESTIMONY AND PROCEEDINGS	
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master	
	Lana obe nearing naseer	
DATE:	Monday, August 21, 2023	
TIME:	Commencing at 6:00 p.m. Concluding at 8:43 p.m.	
LOCATI	ION: Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601	
Reported by: Diane DeMarsh, AAERT	Γ No. 1654	

1 MS. HEINRICH: Our next item is Item C.3, Standard Rezoning 23-0593. The applicant is requesting a rezoning from 2 BPO and CI to CI. Jared Follin with Development Services will 3 provide Staff findings after the applicant's presentation. MR. AUNGST: Good evening. Macfarlane, Ferguson & McMullen on behalf of the applicant Acme Partners, 201 North Franklin Street, Tampa, Florida. This is a civil standard rezoning. Your Honor, 70% of the parcel is currently zoned CI 8 commercial intensive, while as 30% of it is zoned BPO and this application is to unify the zonings to allow for a continuation 10 11 of the parking use on the CI portion of the parcel to the BPO parcel. There are no site modifications or changes to the 12 13 footprint of the site, it's simply to expand the available area 14 for parking. This is a 1.77 acre site in the urban service It's in the town of Country Community Plan with a CMU 15 16 future land use. 17 And again, Your Honor, we're here to answer any 18 questions you have, but we believe that pursuant to the Staff reports, that there's abundant legislative rational basis to 19 20 support the rezoning under the legislative standard. And again, 21 are happy to answer any questions that you have. Thank you. 22 HEARING MASTER: All right. Thank you very much. 23 have no questions for you. Please sign in with the clerk. 24 Thank you. 25 Development Services.

MR. FOLLIN: Good evening. Jared Follin, Development Services.

This is a request, as you heard, is a -- to rezone a 1.77 acre parcel from business professional office and commercial intensive to commercial intensive. The applicant is seeking this rezoning for the purpose of bringing the property under one zoning district and to be able to utilize parking located in the business professional office zoning district.

The current use on the property is permitted in commercial intensive, but is not permitted in business professional office, which is the prohibiting the use of the parking. The subject property is located at 4509 George Road and it's within the Town N' Country Community Plan and the urban service area. The immediate area primarily consists of office, commercial and light industrial uses with -- with adjacent zoning districts, the manufacturing, special public interest airport districts and a plan development to the south. This plan development property is developed with an office with a large parking garage. The -- this -- sorry, the future land use of the subject property and the surrounding properties west of George Road is all community mixed use.

Across George Road lies a large residential neighborhood zoned RSC-6 with the collector roadway acting as a barrier and the property only fronting about 130 feet of the roadway. Staff does not have any compatibility concerns.

This zoning request has no restrictions and no 1 agencies have objected to the request. And based on these 2 considerations, Staff finds the proposed zoning to commercial intensive to be incompatible with the existing development and zoning trends in the surrounding area and finds the request approvable. HEARING MASTER: All right. Thank you. Thank you. Planning Commission. MR. FOLLIN: 8 MR. FEHRINGER: Bryce Fehringer, Planning Commission Staff. 10 11 The subject property is in the Community Mixed Use 12 Future Land Use Category. It's in the urban service area and is 12 13 located within the limits of the Town N' Country Community Plan. 14 The subject site abuts Residential-6 directly to the west. 15 Directly to the north, east and south, the site is surrounded by CMU-12. The area is developed with light commercial uses to the 16 17 south. Directly to the north and east, they're light industrial 18 The property abuts single-family residential to west 19 across George Road. Directly northeast, there are heavy commercial and vacant uses. Further north and south of the 20 21 subject site, there are additional light commercial uses. 22 The proposed change to commercial intensive would 23 encourage development within the urban service area and is compatible with development pattern of the surrounding area. 24 25 is therefore consistent with Objective 1 and Policy 1.4 of the

Future Land Use Element. The subject site is adjacent to the commercial uses to the south, east and further north as well as light industrial uses to the north and east.

The subject sites does abut single-family residential uses to the west. However, these uses are separated from the site by George Road. The proposed rezoning meets the intent of

Neighborhood Protection Policies of the Future Land Use Element,

8 Objective 16 and it's accompanying policies, 16.1, 16.2, 16.3

9 and 16.5. The proposed use would complement the adjacent

10 commercial industrial uses. Policy 16.5 of the Future Land Use

11 | Element states that non-residential land uses that are adjacent

12 to establish neighborhoods shall be restricted to collectors and

13 | arterials and to be located externally to establish

14 neighborhoods. The subject site sits directly on along

15 George Road, which is a county collector roadway. Thus, the

proposed rezoning is consistent with this objective and it's

17 ensuing policies.

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The subject property is located within the limits of the Town N' Country Community Plan. There are no goals or strategies within the Town N' County Community Plan that are directly applied to this application, nor are there any policy conflicts. Based upon these considerations, the Planning

23 Commission Staff finds the proposed rezoning consistent with the

24 Unincorporated Hillsborough County Comprehensive Plan.

HEARING MASTER: All right. Thank you.

1	Is there anyone here or online who wishes to speak in	
2	support of this application? I do not hear anyone.	
3	Is there anyone here or online who wishes to speak in	
4	opposition to this application? All right. I do not hear	
5	anyone.	
6	Development Services, anything further?	
7	MS. HEINRICH: I only want to confirm that you have	
8	the revised Staff Report.	
9	HEARING MASTER: I have the revised Staff Report.	
10	MS. HEINRICH: Okay. Thank you. Nothing further.	
11	HEARING MASTER: Thank you. All right. Applicant	
12	anything further?	
13	MR. AUNGST: Thank you, Your Honor. We just	
14	(indiscernible) by referencing the Staff Reports find it	
15	consistency in recommending approval.	
16	And again, I'm happy answer any questions you have.	
17	Thank you.	
18	HEARING MASTER: All right. Thank you. This will	
19	close the hearing on Rezoning Standard 23-0593.	
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Unincorporated Hillsborough County Rezoning			
Hearing Date: August 21, 2023	Petition: RZ 23-0593 4509 George Road		
Report Prepared: August 9, 2023	Directly along George Road and east of Olympia Avenue		
Summary Data:			
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed-Use 12 (12 du/ga; 0.50 FAR)		
Service Area	Urban		
Community Plan	Town N' Country		
Request	Rezoning from Business, Professional Office (BPO) and Commercial, intensive (CI) to Commercial, Intensive (CI)		
Parcel Size	1.77 ± acres (77,101.2 square feet)		
Street Functional Classification	George Road – <b>County Collector</b> Olympia Avenue <b>-Local</b>		
Locational Criteria	N/A		
Evacuation Zone	A		



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

## **Context**

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

# **Compliance with Comprehensive Plan:**

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

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

## **URBAN SERVICE AREA (USA)**

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

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

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

# Relationship To Land Development Regulations

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

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

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

# **Neighborhood/Community Development**

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

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

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

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

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

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

## 4.3 COMMERCIAL CHARACTER

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

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

# **Community Design Component**

- 5.0 NEIGHBORHOOD LEVEL DESIGN
- 5.1 COMPATIBILITY
- 5.2 URBAN/SUBURBAN

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

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

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

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

## 7.0 SITE DESIGN

#### 7.1 DEVELOPMENT PATTERN

#### 7.3 PARKING DESIGN

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

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

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

**OBJECTIVE 18-1:** Provide desirable parking lot configurations.

#### LIVABLE COMMUNITIES ELEMENT: Town N' Country Community Plan

#### III. Vision Statement

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

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

# Staff Analysis of Goals, Objectives and Policies:

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

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

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

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

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

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

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

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

#### Recommendation

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

RZ 23-0593 6

# HILLSBOROUGH COUNTY

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

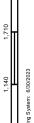
SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE





## AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

ТО	: ZONING TECHNICIAN, Development Services	s Department DATE: 8/14/2023
REVIEWER: Richard Perez, AICP AGENCY/DEPT: Transportation		
PLANNING AREA/SECTOR: TNC/Northwest PETITION NO: RZ 23-0593		
	This agency has no comments.	
X	This agency has no objection.	
	This agency objects for the reasons set forth be	low.

#### **PROJECT SUMMARY AND ANALYSIS**

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

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

#### SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway From		То	LOS Standard	Peak Hr Directional LOS
GEORGE RD	HILLSBOROUGH AVE	MEMORIAL HWY	D	С

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

#### Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements
George Rd	County Collector - Urban	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>
Jarvis Ln/Quality St	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,764	89	202
Proposed	1,868	70	204
Difference (+/-)	+104	-19	+2

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

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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

#### **COMMISSION**

Joshua Wostal CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" W. Myers
Michael Owen



#### **DIRECTORS**

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#### **AGENCY COMMENT SHEET**

REZONING		
HEARING DATE: 8/21/2023	COMMENT DATE: 7/28/2023	
<b>PETITION NO.: 23-0593</b>	PROPERTY ADDRESS: 4509 George Rd, Tampa,	
EPC REVIEWER: Melissa Yanez	FL 33634	
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360	FOLIO #: 0314070000 STR: 06-29S-18E	
EMAIL: yanezm@epchc.org		

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Review - Aerial review, soil surveys, EPC	
SOILS SURVEY, EPC FILES)	file search	

#### **INFORMATIONAL COMMENTS:**

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerials, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

my/aow

ec: Acme Partners – <u>rwindschauer@aol.com</u> Brian J Aungst, Jr – <u>bja@macfar.com</u>

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

PETIT	TON NO.: RZ-STD 23-0593 REVIEWED BY: Clay Walker, E.I. DATE: 7/31/2023
FOLIC	NO.:31407.0000
	WATER
	The property lies within the <u>City of Tampa</u> 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 Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A <u>4</u> inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located west of the subject property within the east Right-of-Way of George Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: <u>The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater systems</u>.

#### AGENCY REVIEW COMMENT SHEET

## VERBATIM TRANSCRIPT

August 21, 2023				
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X ) IN RE:				
ZONE HEARING MASTER ) HEARINGS )				
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master			
DATE:	Monday, August 21, 2023			
TIME:	Commencing at 6:00 p.m. Concluding at 8:43 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 item is Item C.3, Standard 2 Rezoning 23-0593. The applicant is requesting a rezoning from BPO and CI to CI. Jared Follin with Development Services will 3 provide Staff findings after the applicant's presentation. MR. AUNGST: Good evening. Macfarlane, Ferguson & McMullen on behalf of the applicant Acme Partners, 201 North Franklin Street, Tampa, Florida. This is a civil standard rezoning. Your Honor, 70% of the parcel is currently zoned CI 8 commercial intensive, while as 30% of it is zoned BPO and this application is to unify the zonings to allow for a continuation 10 11 of the parking use on the CI portion of the parcel to the BPO parcel. There are no site modifications or changes to the 12 13 footprint of the site, it's simply to expand the available area 14 for parking. This is a 1.77 acre site in the urban service 15 It's in the town of Country Community Plan with a CMU 16 future land use. 17 And again, Your Honor, we're here to answer any 18 questions you have, but we believe that pursuant to the Staff 19 reports, that there's abundant legislative rational basis to 20 support the rezoning under the legislative standard. And again, 21 are happy to answer any questions that you have. Thank you. 22 HEARING MASTER: All right. Thank you very much. 23 have no questions for you. Please sign in with the clerk. 24 Thank you. 25 Development Services.

MR. FOLLIN: Good evening. Jared Follin, Development Services.

This is a request, as you heard, is a -- to rezone a 1.77 acre parcel from business professional office and commercial intensive to commercial intensive. The applicant is seeking this rezoning for the purpose of bringing the property under one zoning district and to be able to utilize parking located in the business professional office zoning district.

The current use on the property is permitted in commercial intensive, but is not permitted in business professional office, which is the prohibiting the use of the parking. The subject property is located at 4509 George Road and it's within the Town N' Country Community Plan and the urban service area. The immediate area primarily consists of office, commercial and light industrial uses with -- with adjacent zoning districts, the manufacturing, special public interest airport districts and a plan development to the south. This plan development property is developed with an office with a large parking garage. The -- this -- sorry, the future land use of the subject property and the surrounding properties west of George Road is all community mixed use.

Across George Road lies a large residential neighborhood zoned RSC-6 with the collector roadway acting as a barrier and the property only fronting about 130 feet of the roadway. Staff does not have any compatibility concerns.

1 This zoning request has no restrictions and no agencies have objected to the request. And based on these 2 considerations, Staff finds the proposed zoning to commercial intensive to be incompatible with the existing development and zoning trends in the surrounding area and finds the request approvable. HEARING MASTER: All right. Thank you. Thank you. Planning Commission. 8 MR. FOLLIN: MR. FEHRINGER: Bryce Fehringer, Planning Commission Staff. 10 11 The subject property is in the Community Mixed Use 12 Future Land Use Category. It's in the urban service area and is 12 13 located within the limits of the Town N' Country Community Plan. 14 The subject site abuts Residential-6 directly to the west. 15 Directly to the north, east and south, the site is surrounded by CMU-12. The area is developed with light commercial uses to the 16 17 south. Directly to the north and east, they're light industrial 18 The property abuts single-family residential to west 19 across George Road. Directly northeast, there are heavy commercial and vacant uses. Further north and south of the 20 21 subject site, there are additional light commercial uses. 22 The proposed change to commercial intensive would 23 encourage development within the urban service area and is compatible with development pattern of the surrounding area. 24 25 is therefore consistent with Objective 1 and Policy 1.4 of the

Future Land Use Element. The subject site is adjacent to the 1 commercial uses to the south, east and further north as well as 2 3 light industrial uses to the north and east. 4 The subject sites does abut single-family residential uses to the west. However, these uses are separated from the site by George Road. The proposed rezoning meets the intent of Neighborhood Protection Policies of the Future Land Use Element, 8 Objective 16 and it's accompanying policies, 16.1, 16.2, 16.3 and 16.5. The proposed use would complement the adjacent 9 commercial industrial uses. Policy 16.5 of the Future Land Use 10 11 Element states that non-residential land uses that are adjacent to establish neighborhoods shall be restricted to collectors and 12 13 arterials and to be located externally to establish 14 neighborhoods. The subject site sits directly on along 15 George Road, which is a county collector roadway. Thus, the proposed rezoning is consistent with this objective and it's 16 17 ensuing policies. 18 The subject property is located within the limits of 19 the Town N' Country Community Plan. There are no goals or 20 strategies within the Town N' County Community Plan that are 21

directly applied to this application, nor are there any policy conflicts. Based upon these considerations, the Planning Commission Staff finds the proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan.

HEARING MASTER: All right. Thank you.

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1	Is there anyone here or online who wishes to speak in
2	support of this application? I do not hear anyone.
3	Is there anyone here or online who wishes to speak in
4	opposition to this application? All right. I do not hear
5	anyone.
6	Development Services, anything further?
7	MS. HEINRICH: I only want to confirm that you have
8	the revised Staff Report.
9	HEARING MASTER: I have the revised Staff Report.
10	MS. HEINRICH: Okay. Thank you. Nothing further.
11	HEARING MASTER: Thank you. All right. Applicant
12	anything further?
13	MR. AUNGST: Thank you, Your Honor. We just
14	(indiscernible) by referencing the Staff Reports find it
15	consistency in recommending approval.
16	And again, I'm happy answer any questions you have.
17	Thank you.
18	HEARING MASTER: All right. Thank you. This will
19	close the hearing on Rezoning Standard 23-0593.
20	
21	
22	
23	
24	
25	

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

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

PAGE L OF 3

DATE/TIME: 8/01/2003 GPM HEARING MASTER: Pawela 10 Harry

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT()
NAME (FISTOBA) **APPLICATION #** 22 MAILING ADDRESS 8427 N. Mantathan AUG 23-0324 CITY Tomph STATE I ZIP 35/9PHONE 8/3-5/4-26/10 **APPLICATION #** NAME Sichael alegre 3 lande. MAILING ADDRESS 3905 DORAL DV . 23.0324 \_\_\_STATE FC\_\_ZIP <u>3365 P</u>PHONE \$13-720-9-95%. PLEASE PRINT APPLICATION # NAME 2Z-MAILING ADDRESS (25) (oct St. 22.0593 event STATE FC ZIP 377) PHONE 7 2 7 449-1493 PLEASE PRINT **APPLICATION #** NAME William Molloy MM MAILING ADDRESS 324 5 plvd 22-0671 CITY Tarpa STATE FL ZIP3844 PHONE GLEGOREZ PLEASE PRINT, JOHNSON **APPLICATION #** m m MAILING ADDRESS 1925 Hilly Och W. 22-0671 CITY Brooks VI/C ZIP 213. 4194. 45 47 PLEASE PRINT TSUBULE APPLICATION # Obsert MAILING ADDRESS 1000 2-067 mer STATE X ZIP 3360 PHONE

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

DATE/TIME: 8/21/2023 HEARING MASTER: Parvela Jo Hatley

**PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME MICHAEL YATES PAUM TRAFFIC MAILING ADDRESS 400 N TAMPA ST, 15th FL MM 22-0671 CITY TAMPA STATE FL ZIP33602 PHONE 813 2058057 NAME Leddy Harwel **APPLICATION #** NVN MAILING ADDRESS P.O.B. 297 22-0671 CITY 6: 550 Ton STATE Pl ZIP33534 PHONE 813-671-4556 NAME DAVID WRIGHT APPLICATION #  $A \wedge V \setminus$ MAILING ADDRESS POBOX 273/17 22-1637 CITY JAMOA STATE FL ZIP PHONE 8 3-730 -7473 PLEASE PRINT **APPLICATION #** NAME LINDA tel. MW MAILING ADDRESS 4372 BERKEN De. 22-1637 STATE FL ZIP33610PHONE 813-740-8876 CITY 10a PLEASE PRINT NAME LISA POJECOUSK! **APPLICATION #** WIN MAILING ADDRESS 4301 Beckley Dr. 22-1637 CITY TUMPO STATE FL ZIP3610 PHONE 813-900-3784 NAME Elizabeth Morgan APPLICATION # MAILING ADDRESS 4323 BerHEY Dr 22-1637 CITY Tampa STATE A ZIP 336 PHONE 8135790972

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

PAGE 3 OF 3

DATE/TIME: 8/21/2023 GPM HEARING MASTER: Parcela Jo Hotley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME RONHIE Cole **APPLICATION #** MM MAILING ADDRESS 43/7 BERKLEY De 22-1637 \_STATE\_9(\_ZIP336/6\_PHONE\_8/3-381-07/8 PLEASE PRINT **APPLICATION #** NAME JO. ALSABBAGH MAILING ADDRESS 8370 W. 11.115. AVE # 205 22-1647 \_\_state <u>FL</u> zip336<sup>15</sup>phone 813889— PLEASE PRINT \_ **APPLICATION #** NAME SAME 82 MAILING ADDRESS 5810 Northdale 51vd, Str 100 23-0408 CITY Jame STATE FL ZIP3624PHONE 513-449-7449 PLEASE PRINT **APPLICATION #** R7 MAILING ADDRESS 23.0408 CITY NMAUMISTATE FL ZIP359 SHONE 613 679-4808 **APPLICATION #** NAME TODA Pressiver 23-05/1 Addystate # zip #19 phone 90 PLEASE PRINT **APPLICATION #** 15th Neznausk MAILING ADDRESS 2240 McGICHUST ST. CITY SALM STATE OF ZIP 9750 PHONE 4 3-0511

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 8/21/2023

HEARING MASTER: Pamela Jo Hatley PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0593	Michelle Heinrich	Revised Staff Report	Yes (Copy)
MM 22-0671	Michelle Heinrich	Revised Staff Report	Yes (Copy)
MM 22-0671	William Molloy	2. Applicant Presentation Packet	Yes (Copy)
MM 22-0671	Buddy Harwell	3. Opposition Presentation Packet	No
RZ 23-0408	Michelle Heinrich	Revised Staff Report	Yes (Copy)
RZ 23-0511	Michelle Heinrich	Revised Staff Report	Yes (Copy)
RZ 23-0511	Todd Pressman	2. Applicant Presentation Packet	No

#### AUGUST 21, 2023 - ZONING HEARING MASTER

Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 21, 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
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Michelle Heinrich, Development Services, introductions and reviewed the nonpublished changes/published changes/withdrawals/continuances.
- Pamela Jo Hatley, ZHM, overview of ZHM process.
- Senior Assistant County Attorney Mary Dorman, overview of oral argument/ZHM process.
- Pamela Jo Hatley, ZHM, Oath.
- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 23-0082 -

Michelle Heinrich, Development Services, called RZ 23-0082, continued to September 18, 2023.

#### C.2. RZ 23-0324

- ▶ Michelle Heinrich, Development Services, called RZ 23-0324.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 23-0324.

#### C.3. RZ 23-0593

- Michelle Heinrich, Development Services, called RZ 23-0593.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0593.

#### MONDAY, AUGUST 21, 2023

#### C.4. RZ 23-0636

- ▶ Michelle Heinrich, Development Services, called RZ 23-0636.
- Pamela Jo Hatley, ZHM, continued RZ 23-0636 to October 16, 2023.

#### C.5. RZ 23-0640

- Michelle Heinrich, Development Services, called RZ 23-0640, continued to September 18, 2023.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

#### D.1. MM 22-0671

- Michelle Heinrich, Development Services, called MM 22-0671.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 22-0671.

#### D.2. MM 22-1637

- Michelle Heinrich, Development Services, called MM 22-1637.
- Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-1637.

#### D.3. MM 22-1638

▶ Michelle Heinrich, Development Services, called MM 22-1638, withdrawn.

#### D.4. RZ 22-1647

- ▶ Michelle Heinrich, Development Services, called RZ 22-1647.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1647.

#### MONDAY, AUGUST 21, 2023

#### D.5. RZ 23-0408

- Michelle Heinrich, Development Services, called RZ 23-0408.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0408.

#### D.6. RZ 23-0511

- ▶ Michelle Heinrich, Development Services, called RZ 23-0511.
- ► Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0511.
- E. ZHM SPECIAL USE None.

#### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 8:43 p.m.

**Rezoning Application:** 

23-0593

**Zoning Hearing Master Date:** 

August 21, 2023

**BOCC Land Use Meeting Date:** 

October 10, 2023

Application No. 23-0593
Name: Welle Heinkid
Entered at Public Hearing: ZHW

Exhibit #

Hillsborough County Florida

**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant:

Acme Partners, Inc

FLU Category:

Community Mixed Use -12 (CMU-

12)

Service Area:

Urban

Site Acreage:

1.77

Community

Plan Area:

Town N' Country

Overlay:

None



Date: 8 (2) 12007

#### Introduction Summary:

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

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

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

evel ; ment Stan far is:		Existing	ir; sc!	
District(s)	ВРО	Cl	CI	
Lot Size / Lot Width	7000 sf / 70'	20,000 sf / 100'	20,000 sf / 100'	
Setbacks/Buffering and Screening	N/A	West- 20'/B	West- <del>20'/B</del> 30	
Height	50′	50′	50′	

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

#### **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
George Rd	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>□ Other</li> </ul>
Jarvis Ln/Quality St	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	1,764	89	202	
Proposed	1,868	70	204	
Difference (+/-)	+104	-19	+2	

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

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

Road Name/Nature of Request	Туре	Finding
N/A	Choose an item	Choose an item.
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	☐ Yes ⊠ No	See report.

**APPLICATION NUMBER:** 

RZ 23-0593

ZHM HEARING DATE:

August 21, 2023

BOCC LUM MEETING DATE:

October 10, 2023

Case Reviewer: Jared Follin

**Planning Commission Recommendation:** 

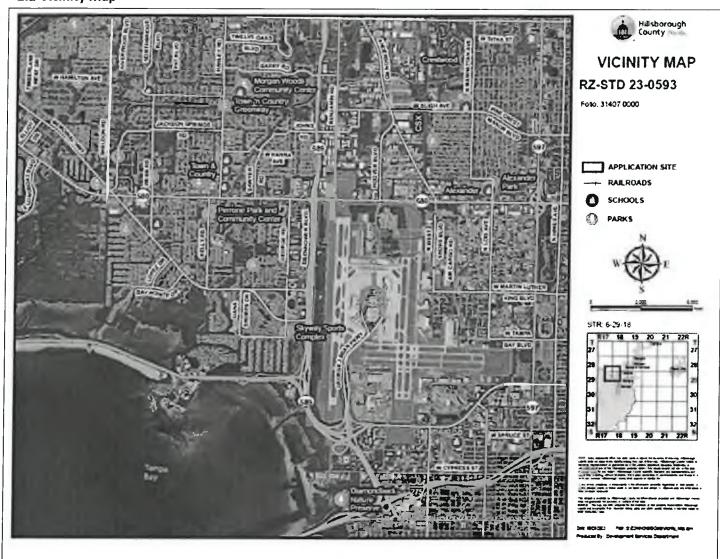
Consistent

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

ZHM HEARING DATE:

August 21, 2023

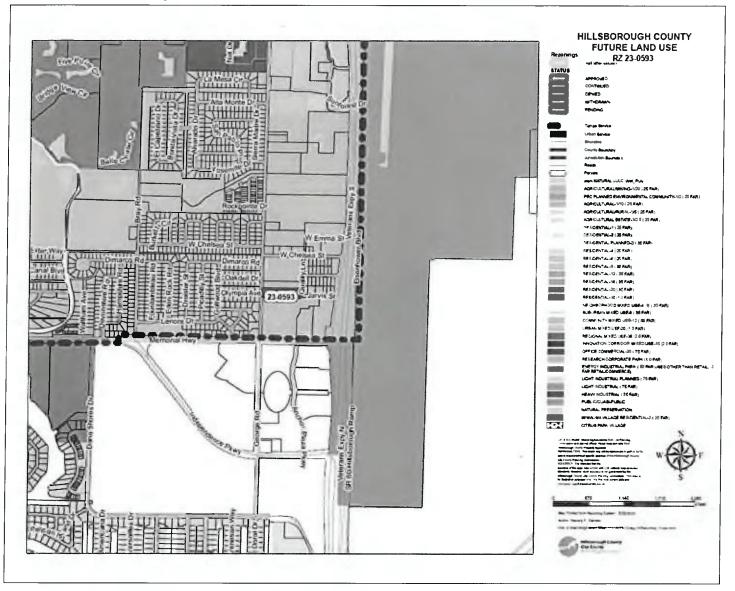
BOCC LUM MEETING DATE:

October 10, 2023

Case Reviewer: Jared Follin

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

#### 2.2 Future Land Use Map



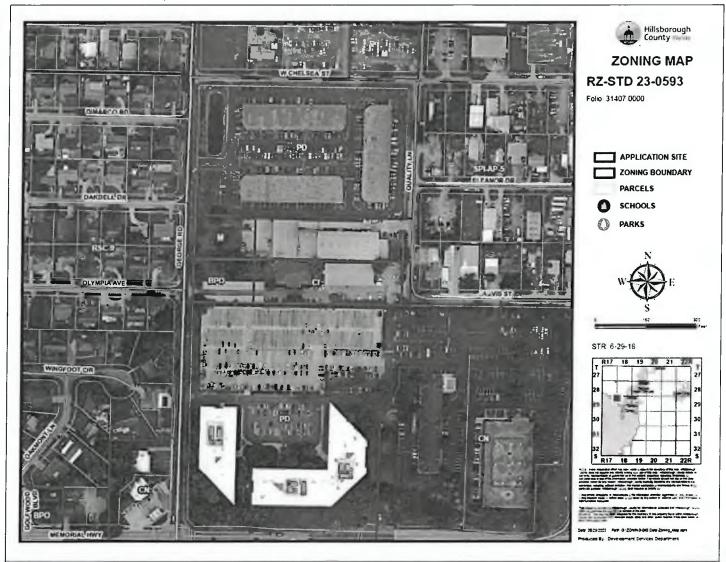
Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	650,000 sq. ft or .50 FAR
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use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

BOCC LUM MEETING DATE:

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	Allowable Use:	Existing Use:		
North	M & SPI- AP-5	.75 (M) & .60 (SPI-AP-5)	Manufacturing/Light Industrial	Vacant		
South	PD 90- 0182	PD File Missing 0.48	PD File Missing Office	Office/Parking Garage		
East	SPI-AP-5	.60	Manufacturing/Light Industrial	Light Industrial Uses		
West	RSC-6	7,000/DU	Single-Family Residential	Single-Family Homes		

ZHM HEARING DATE: BOCC LUM MEETING DATE: August 21, 2023 October 10, 2023

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	
George Road	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
Jarvis Ln/Quality St	County Local - Urban	2 Lanes  ☑ Substandard Road ☐ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

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

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South		None	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:		110110	None	Ivicets LDC	

Road Name/Nature of Request	Туре	Finding
N/A	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved

ZHM HEARING DATE: BOCC LUM MEETING DATE: August 21, 2023 October 10, 2023

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

APPLICATION NUMBER: RZ 23-0593

ZHM HEARING DATE: August 21, 2023 BOCC LUM MEETING DATE: October 10, 2023

Case Reviewer: Jared Follin

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

#### 5.1 Compatibility

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

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

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

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

#### 5.2 Recommendation

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

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady Mon Aug 21 2023 13:46:57 APPLICATION NUMBER: RZ 23-0593

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

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

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

APPLICATION NUMBER: RZ 23-0593

ZHM HEARING DATE: August 21, 2023

BOCC LUM MEETING DATE: October 10, 2023 Case Reviewer: Jared Follin

### **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS** N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA/SECTOR: TNC/Northwest

PETITION NO: RZ 23-0593

This agency has no objection.

This agency objects for the reasons set forth below.

#### **PROJECT SUMMARY AND ANALYSIS**

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

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

#### **SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service					
Roadway	From	То	LOS Standard	Peak Hr Directional LOS	
GEORGE RD	HILLSBOROUGH AVE	MEMORIAL HWY	D	С	

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

# PARTY OF RECORD

## **NONE**