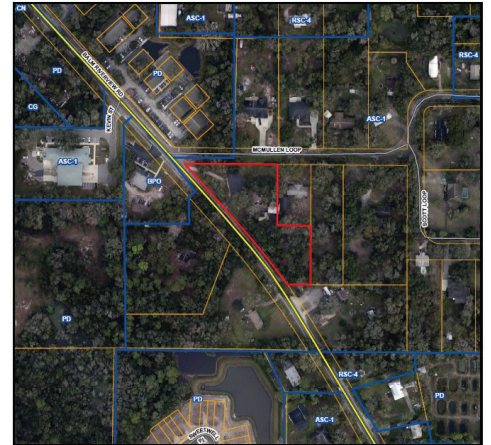


Rezoning Application: PD 23-0776
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Dr. Monica Lake
FLU Category: RES-6
Service Area: Urban
Site Acreage: Approximately 1.49 acres
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. The request is for a rezoning from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of a medical-type professional office. The applicant also proposes to have smaller farm animals housed in an adjacent barn for therapy purposes and to keep the existing pool located to the east for therapeutic purposes.

Zoning:	Existing	Proposed
District(s)	ASC-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	1,784-sf Medical Office (Professional Services, Health Services, Health Practitioner's Office, Clinic) and a 600-sf Pole Barn
Acreage	1.49 acres	+/- 1.49 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: +/-0.04

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides Existing Swimming Pool: 7.5' from east property boundary	East: 20' buffer w/ Type "B" Screening South: 20' buffer w/ Type "B" Screening North: Minimum 25' Setback West: Minimum 25' Setback Existing Swimming Pool: 7.5' from property boundary with a 6' high fence
Height	50 ft. Max. Ht.	50 ft. Max. Ht.

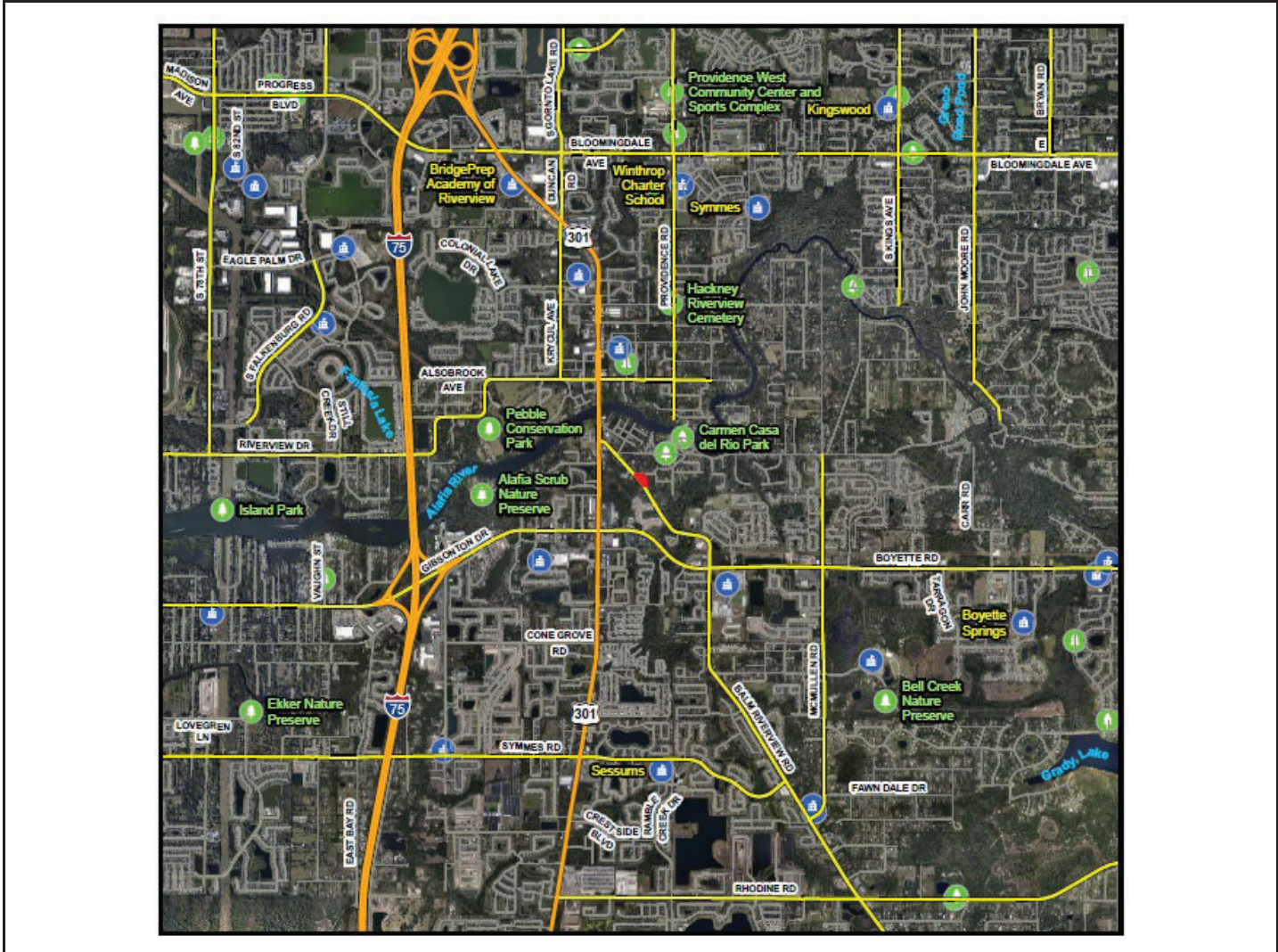
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	Waiver of LDC Sec. 6.11.04 to Allow Accessory Structure in Front Yard.

Planning Commission Recommendation: Consistent	Development Services Recommendation: APPROVABLE, Subject to Conditions.
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



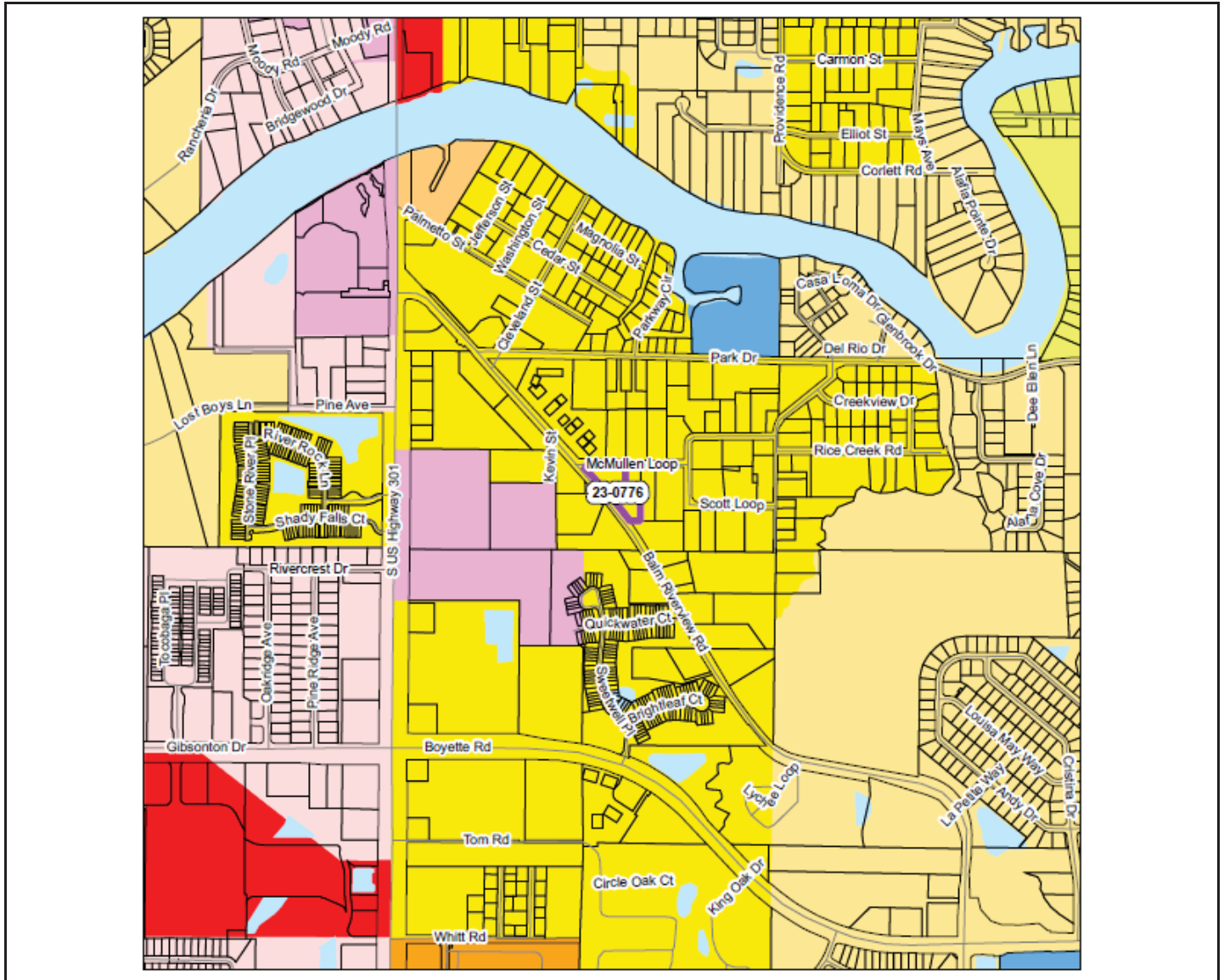
Context of Surrounding Area:

The subject property is located on the southeast corner of the intersection of McMullen Loop and Balm Riverview Road.

The immediate area surrounding the property is developed with a mix of uses including offices and a veterinary clinic located to the north across McMullen Loop. Further north is more commercial development along McMullen Loop. To the immediate east, south and northeast of the subject site are single-family uses. West across Balm Riverview Road are single-family residential, offices and a fire station.

2.0 LAND USE MAP SET AND SUMMARY DATA

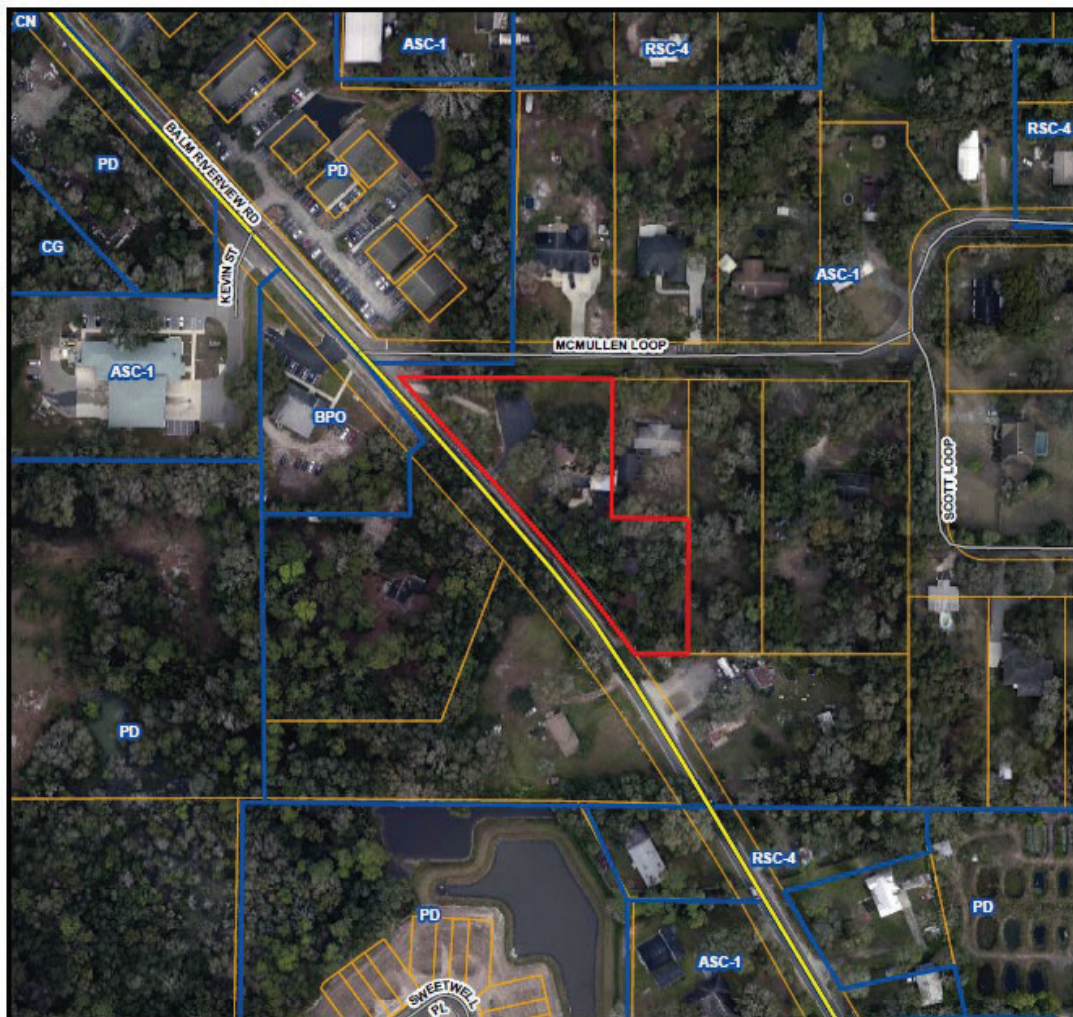
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	Max. Density: 6 du/acre FAR: 0.25
Typical Uses:	Typical uses in the SMU-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

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	PD 00-1268 ASC-1	PD: Max. 0.2 FAR ASC-1: 1 SF / ac.	PD: BPO uses AS-1: Agricultural / SF	Northeast: SF North/northwest: veterinary & offices
South	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
East	ASC-1	Min. 1 acre per dwelling	Agricultural / SF	Single family
Southwest/ Northwest	Balm Riverview Rd. ROW; ASC-1; BPO	ASC-1: 1 SF / ac. BPO: Max. 0.2 FAR	SF / office	SF, office and Riverview Fire Rescue Station

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
Balm Riverview Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
McMullen Loop Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	86	7	9
Difference (+/-)	+77	+6	+8

*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	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Balm Riverview Rd./Minimum Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Estimated fees: Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 * 4.1 = \$89,626 Fire: \$158 * 4.1 = \$647.80 Medical Office (10,000 s.f. or less) less Single Family Residence (Per 1,000 s.f.) Mobility: \$21,860 * 2.158 = \$47,173.88 less \$9,183 = \$37,990.88 Fire: \$158 * 2.158 = \$340.96 less \$335 = \$5.96 Total Mobility \$127,616.88				

ZHM HEARING DATE: February 20, 2024
 BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

Total Fire \$653.76

Project Summary/Description:
 Urban Mobility, South Fire - 4,100 sq ft Medical Office & convert existing SFR to Medical Office (SFR is 1,738 sq ft living area, 2,158 gross area)

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <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 checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 1.49-acre property located at the southeast corner of the intersection of McMullen Loop and Balm Riverview Road. Initially, the applicant proposed a new construction medical office, along with the existing single-family residential building, the pool and a barn. Pursuant to compatibility concerns with the adjacent residential to the immediate east of the subject site the applicant modified the request and proposes to keep the existing 1,784-square-foot home which the applicant proposes to convert to an office. The applicant also proposes to keep the existing swimming pool and construct a 20-ft. by 30 ft. barn on the northwest portion of the property.

As stated in the applicant's narrative, the intent is to develop a mental health facility with a focus on neuro-divergent populations, but not necessarily exclusively neuro-divergent. LDC Section 6.11.13, allows up to 3 Animal Units per acre in agricultural zoning districts, equating to 1.49 acres multiplied by 3 Animal Units equates to 4.47 Animal Units which the proposal meets. As part of the facility, a barn is proposed to incorporate small farm animals. The applicant also proposes a condition to limit number and type of small farm animals as follows: 9 chickens, 1 turkey, 2 pigs, 2 rabbits, and 2 turtles.

The applicant also proposes to provide additional services such as financial counseling assistance, relationship counseling and more. The Land Development Code does not have a category for a medical facility offering a wrap-around services as described by the applicant; however, it would closely align in part with each of the following: Professional Services, Health Services, Clinics, and Health Practitioner's Office.

Pursuant to LDC Sec. 6.11.04, Accessory Structures are required to be in the rear or side yards, or twice the depth of the front yard. The proposed barn will be closer than 50 feet setback and will also not be twice the depth of the existing front yard of the retrofitted single-family home. The applicant is requesting a waiver to this requirement and has provided justifications including the odd shape of the lot and its corner configuration creating hardship regarding placement. The requested Waiver of LDC Sec. 6.11.04 is to allow the Barn (Accessory Structure) in the front yard with the north and west setback conditioned to allow a minimum 25-ft. setback for the proposed barn housing the animals.

The applicant is required to have a 20-foot landscaped buffer with Type "B" screening along the eastern and southern property boundary in compliance with LDC Sec. 6.06.06 per the medical facility adjacent to the ASC-1 zoning. With the proposed buffers and screening, staff finds the proposed medical facility and professional office compatible with the adjoining properties. The applicant requests one partial variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow an existing pool to remain. The applicant proposes to use the existing pool for therapeutic purposes.

LDC Section 6.06.06 Variation to Allow Existing Pool in Landscape Buffer:

Sec. 6.06.06 requires a 20-foot landscape buffer with Type "B" screening. The applicant is requesting to maintain the in-ground pool in its current location within the 20-foot landscaped buffer area. The applicant states that the impact of the variation will be mitigated by the fencing that will be required and shown on the site plan along the eastern boundary of the PD. Justification was included in the applicant's submittal for the variation. Staff has reviewed the justification statement submitted by the applicant and finds they provided criteria responses per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall complete the following:

- Remove “Provided Parking” under Parking & General Notes, as General Note #10 stipulates compliance.
- Remove “29.5’” and “27.5’” shown on the proposed barn, as the setback is conditioned.
- Remove the circles shown on the site plan and label the 150’ perimeter buffer.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2024.

1. The project shall be developed in general conformance with the January 29, 2024, site plan and be limited to the following uses.
 - a. Professional Services
 - b. Health Practitioner’s Office
 - c. Clinic
 - d. Health Services excluding animal hospitals, veterinarian clinics, hospitals, medical and dental labs, nursing homes and sanitarium/mental institutions.
2. In addition to the uses described in condition 1, small farm animals shall be housed within the barn and allowed on the property for therapy purposes limited to the following maximum number of animals:
 - 9 chickens
 - 1 turkey
 - 2 pigs
 - 2 rabbits
 - 2 turtles
3. The development shall comply with the standards shown on the January 29, 2024, site plan and the following development standards.

a. Maximum Barn Height:	15 feet
b. Maximum Building Height (Primary Office):	20 feet
c. Maximum Barn Square Feet:	600 SF
d. Maximum One-Story Building Square Feet:	1,784 SF (Heated Area)
e. North Setback (McMullen Loop):	25 feet
f. West Setback (Balm Riverview Drive):	25 feet
4. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code with the following exceptions.
 - a. The existing pool and deck may remain and encroach into the 20-foot landscape buffer. A 6-foot opaque fence will be provided.
5. The project shall be permitted on full access connection to Balm Riverview Rd. as shown on the PD site plan.
6. If PD 23-0776 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated January 17, 2024, and submitted January 30, 2024), which was found approvable on February 7, 2024. Approval of this Administrative Variance will permit reduction of the minimum access spacing between the Balm Riverview Rd. project access and the existing driveway to the north, such that a minimum spacing of +/-78 feet is permitted.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 8 feet of additional right-of-way along the project’s Balm Riverview Rd. frontage. Only those


interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

8. A sidewalk shall be constructed along the project's Balm River Rd. and McMullen Loop Rd. frontage consistent with the LDC.
9. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
10. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
12. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

ZHM HEARING DATE: February 20, 2024
BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:



Integrign Desktop
J. Brian Grady
Mon Feb 12 2024 16:54:27

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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

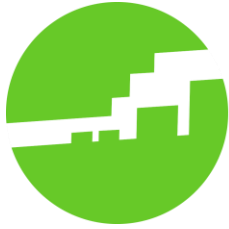
APPLICATION NUMBER: PD 23-0776

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0776 10901 McMullen Loop <i>East side of Balm Riverview Road, south of McMullen Loop</i>
Summary Data	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Riverview & SouthShore Areawide Systems
Request	Rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an office use
Parcel Size	1.49 +/- acres (64,904 square feet)
Street Functional Classification	McMullen Loop – Local Road Balm Riverview Road – County Collector
Locational Criteria	Does not meet; waiver requested
Evacuation Zone	B



Context

- The approximately 1.49 +/- acre subject property is located to the east of Balm Riverview Road, south of McMullen Loop.
- The subject property is located in the Urban Service Area (USA). It is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is designated as Residential-6 (RES-6) the Future Land Use Map which allows consideration of up to 6 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical allowable uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet the established Commercial Locational Criteria.
- RES-6 surrounds the subject site in all directions. To the west and further northwest of the site is the Community Mixed Use-12 (CMU-12) designation. Further west of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category. Further north is the Residential-4 (RES-4) Future Land Use category.
- Single family residential is located to the east and north of the site along McMullen Loop. Office uses are located to the north along Balm Riverview Road. To the west are residential, office and equipment storage uses. The overall area includes residential, commercial and public/institutional uses, with the more intensive uses located along Balm Riverview Road.
- The subject property is zoned Agricultural Single Family Conventional (ASC-1). ASC-1 zoning districts surround the subject site in all directions. To the west, across Balm Riverview Road is the Business Professional Office (BPO) zoning district. Planned Development (PD) zoning districts with residential development are located to the north and south. Residential Single Family Conventional-4 (RSC-4) zoning is located further to the northeast of the site. A pocket of Commercial General (CG) and Commercial Neighborhood (CN) zoning is located further north at the intersection of Balm Riverview Road and Park Drive.
- The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an office use.

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.*

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

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

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

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 22.8: *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

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 (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Goal 2 *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10).*

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

***Hwy 301 Corridor** – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.*

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.49 +/- acre subject property is located on the east side of Balm Riverview Road, south of McMullen Loop. The subject property is located in the Urban Service Area (USA). It is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) for an existing 1,784 square foot existing one story building that will be used for a medical office use and a 600 square foot new construction barn.

The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. Typical allowable uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses are required to meet the established Commercial Locational Criteria.

The RES-6 Future Land Use category surrounds the subject site in all directions. To the west and further northwest of the site is the Community Mixed Use-12 (CMU-12) designation. Further west of the site is the Suburban Mixed Use-6 (SMU-6) Future Land Use category. Further north is the Residential-4 (RES-4) Future Land Use category.

The subject property is zoned Agricultural Single Family Conventional (ASC-1). ASC-1 zoning districts surround the subject site in all directions. To the west, across Balm Riverview Road is the Business Professional Office (BPO) zoning district. Planned Development (PD) zoning districts with residential development are located to the north and south. Residential Single Family Conventional-4 (RSC-4) zoning is located further to

the northeast of the site. A pocket of Commercial General (CG) and Commercial Neighborhood (CN) zoning is located further north at the intersection of Balm Riverview Road and Park Drive.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. Single family residential is located to the east and north of the site along McMullen Loop. Office uses are located to the north along Balm Riverview Road. To the west are residential, office and equipment storage uses. The overall area includes residential, commercial and public/institutional uses, with the more intensive uses located along Balm Riverview Road.

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. RES-6 allows up to a 0.25 Floor Area Ratio (FAR), or a maximum of 6 dwelling units per gross acre on the subject site. With 1.49 acres, the site can be considered for up to 16,226 square feet. With the proposed 600 square foot barn and the 1,784 square foot medical office building, the proposed square footage is 2,384, which is well below what can be considered for this amount of acreage in the RES-6 Future Land Use category. Therefore, the proposal is consistent with the intensity expected in the RES-6 category.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.5 that require new development, infill and redevelopment to be compatible to the surrounding area in character. Specifically, Policy 16.2 requires gradual intensities between land uses through the use of professional site planning, buffering and screening techniques and the control of specific land uses. The applicant is proposing to retain the existing 1,784 square foot residence on the subject site to use as a medical office, while constructing a new 600 square foot barn toward the intersection of McMullen Loop and Balm Riverview Road. By utilizing the existing structure and constructing the new barn toward the intersection, there will be a natural gradual transition of the medical use away from the existing residential development, consistent with Policy 16.2. In addition, the applicant is proposing a total of 2,384 square feet of building area, which is well below what can be considered in the RES-6 Future Land Use category on this property. The proposed building and site design is sensitive to the existing residential uses to the east and is consistent with Objective 16 and its accompanying policies related to Neighborhood Protection.

The site does not meet Commercial Locational Criteria per FLUE Policy 22.2, as the site is located approximately 2,000 feet away from the nearest qualifying intersection of US Highway 301 and Balm Riverview Road. Per FLUE Policy 22.8, the applicant is seeking a waiver to Commercial Locational Criteria to allow for a medical use in the existing building with an accessory structure. Due to the fact that the applicant has designed the site to ensure sensitivity with the nearby residential properties and that a rezoning for an office use would be in character with the other non-residential uses in the area, Planning Commission staff recommends the Board of County Commissioners approve the waiver to Commercial Locational Criteria.

The subject site is in the Highway 301 Corridor District of the Riverview Community Plan. The goal of the Highway 301 Corridor is to provide a safe, attractive and efficient corridor

system that contributes to the character and economic well-being of the community and provides a sense of arrival. The proposed use meets the intent of the Community Plan by proposing a non-residential use in an existing residence while orienting the accessory structure and the stormwater pond area away from the residences to the east.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern and is consistent with the vision of the Riverview Community 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 conditions by the Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0776

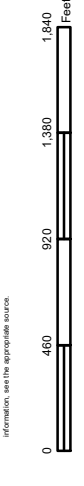
- <all other values>
- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.60 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for use for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission.

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



Map Printed from Rezoning System: 7/19/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rezoning\Rezoning - Copy.mxd

