



Rezoning Application: RZ-STD 22-0423

Zoning Hearing Master Date: July 25, 2022

BOCC Land Use Meeting Date: September 13, 2022

1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, Inc.

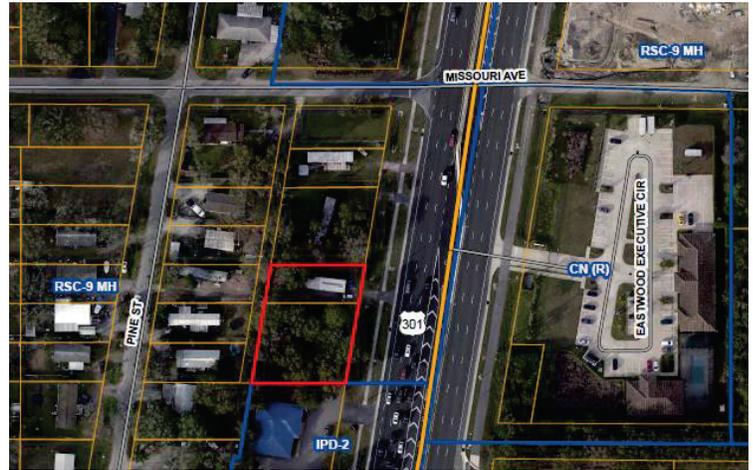
FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 0.42 MOL

**Community
Plan Area:** Riverview

Overlay: Mobile Home



Introduction Summary:

The existing zoning is Residential - Single-Family Conventional (RSC-9) with Mobile Home Overlay which permits Single-Family Residential (Conventional/Mobile Home) uses pursuant to the development standards in the table below. The proposed zoning is Commercial - Neighborhood (CN) which allows Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	RSC-9 MH	CN
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Neighborhood Commercial, Office and Personal Services
Acreage	0.42 MOL	0.42 MOL
Density/Intensity	6 du/gross acre	0.20 F.A.R.
Mathematical Maximum*	2 units	3,659 sf

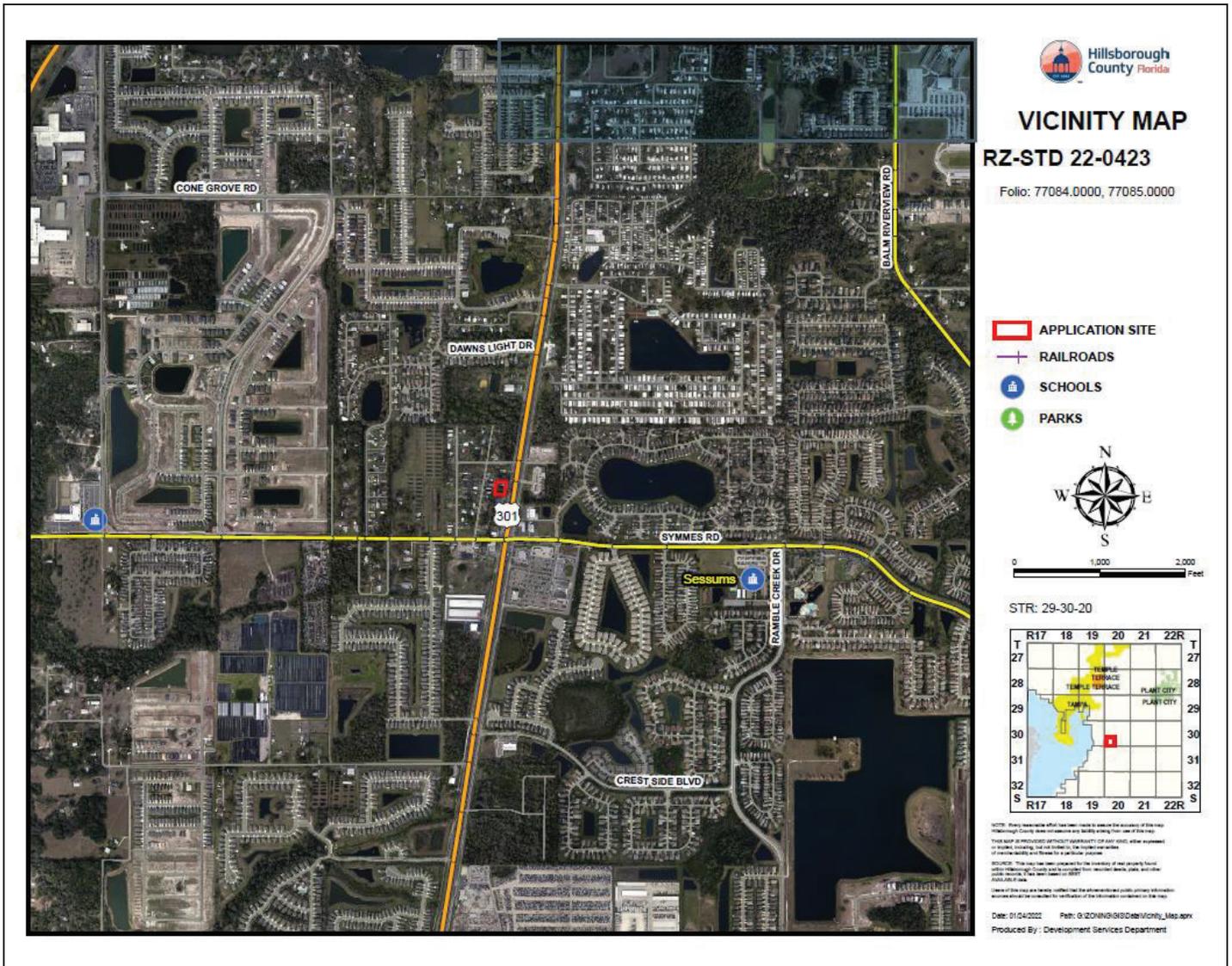
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	RSC-9 MH	CN
Lot Size / Lot Width	5,000 sf / 50'	7,000 sf / 70'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	35'

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

2.1 Vicinity Map

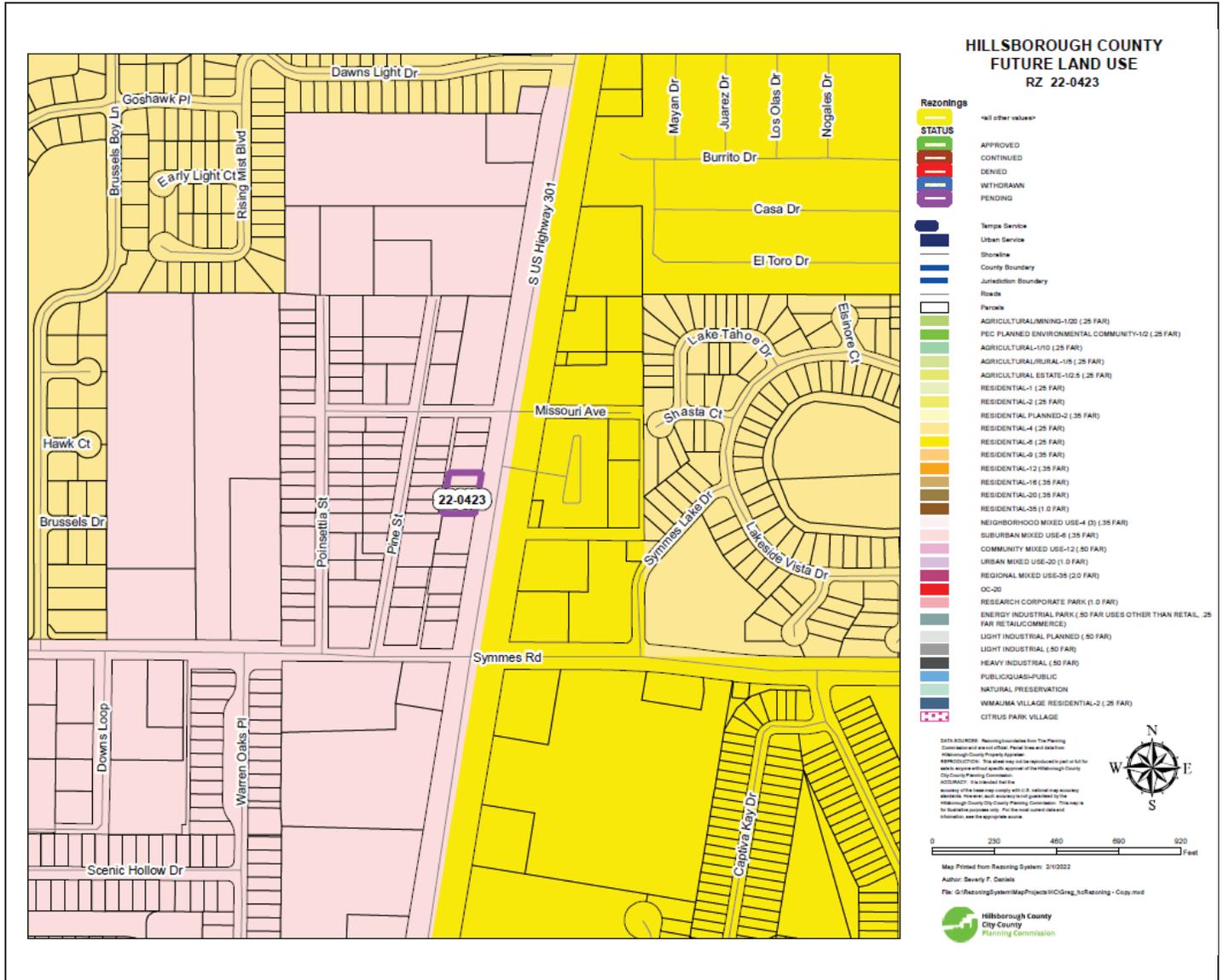


Context of Surrounding Area:

The area consists of single-family residential and commercial. The subject parcels are directly adjacent to vacant residential to the north, commercial to the south and residential to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density:	6.0 dwelling units per gross acre / 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9 MH	9 du per ga	Single-Family Residential (Conventional/Mobile Home)	Vacant
South	IPD-2 90-0078	1.0 F.A.R.	Commercial	Commercial
East	CN-R	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Commercial
West	RSC-9 MH	9 du per ga	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential

APPLICATION NUMBER: RZ-STD 22-0423

ZHM HEARING DATE: July 25, 2022

BOCC LUM MEETING DATE: September 13, 2022

Case Reviewer: Planner Chris Grandlienard

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
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	1,648	71	58
Difference (+/-)	+1,629	+69	+55

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Parcels are south of the Alafia River and water system improvements need to be completed prior to issuance of building permits that will create additional demand on the system.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.42-acre property is comprised of two parcels both zoned RSC-9 MH (Residential - Single-Family Conventional with a Mobile Home Overlay). The parcel to the north with folio # 77084.0000 has a mobile home residence on the lot. The parcel to the south with folio # 77085.0000 is vacant. The subject parcels are located on the west side of South US Highway 301 and 260 feet south of Missouri Avenue and are within an area comprised of single-family residential and commercial. The subject parcels are directly adjacent to vacant residential to the north zoned RSC-9 MH, commercial zoned IPD-2 90-0078 to the south and residential zoned RSC-9 MH to the west. To the east across South US Highway 301 is commercial zoned CN-R. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses to the south and east are similar to the request; commercial. Also, the subject parcels are located on a principal arterial (US Highway 301) conducive to high levels of commercial traffic; therefore, the rezoning of the subject parcel from RSC-9 MH to CN would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested CN zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Jul 15 2022 13:39:28</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

6.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: Riverview/ South

DATE: 04/04/2022
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-0423

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,620 average daily trips, 69 trips in the a.m. peak hour, and 55 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .41 acres from Residential Single Family Conventional - 9 (RSC-9) to Commercial Neighborhood (CN). The site is located +/- 530 feet north of the intersection of Symmes Road and US Hwy 301. The Future Land Use designation of the site is Suburban Mixed Use - 6 (SMU-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 3 Single Family Detached Dwelling Unit (ITE Code 210)	28	2	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 3,500 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	1,648	141	114
<i>Less Internal Capture:</i>	Not Available	0	0
<i>Passerby Trips:</i>	Not Available	70	56
<i>Net External Trips:</i>	1,648	71	58

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,620	+69	+55

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,620 average daily trips, 69 trips in the a.m. peak hour, and 55 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US HWY 301. US HWY 301 is a 6-lane, divided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway with +/- 12-foot travel lanes. US Hwy 301 lies within +/- 200 feet of Right of Way in the vicinity of the project. US HWY 301 has bike lanes, sidewalks and curb and gutter on both sides of the roadway within the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to US HWY 301. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	RHODINE RD	GIBSONTON DR	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 22-0423

DATE OF HEARING: July 25, 2022

APPLICANT: David Wright / TSP
Companies, Inc.

PETITION REQUEST: The request is to rezone a
parcel of land from RSC-9
MH to CN

LOCATION: West side of S. US Hwy.
301 and 260 feet south of
Missouri Avenue.

SIZE OF PROPERTY: 0.42 acres m.o.l.

EXISTING ZONING DISTRICT: RSC-9 MH

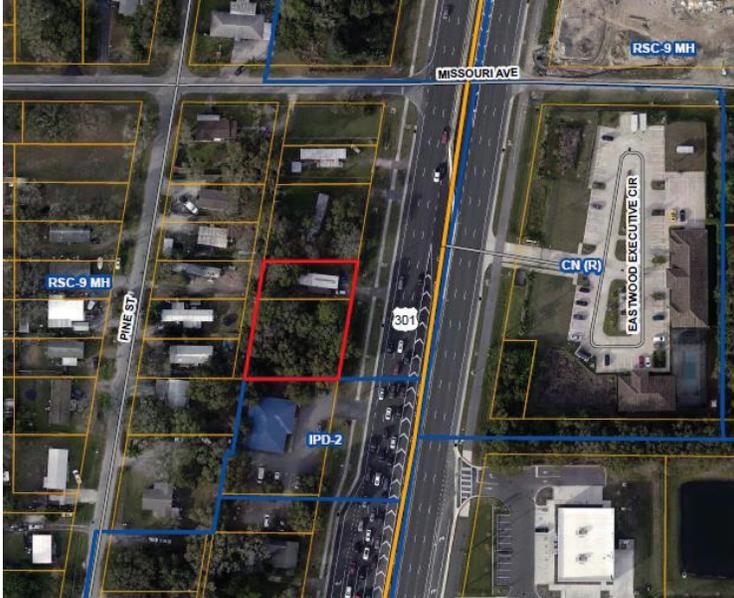
FUTURE LAND USE CATEGORY: SMU-6

SERVICE AREA: Urban

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: David Wright / TSP Companies, Inc.

FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 0.42 MOL

Community Plan Area: Riverview

Overlay: Mobile Home

Introduction Summary:

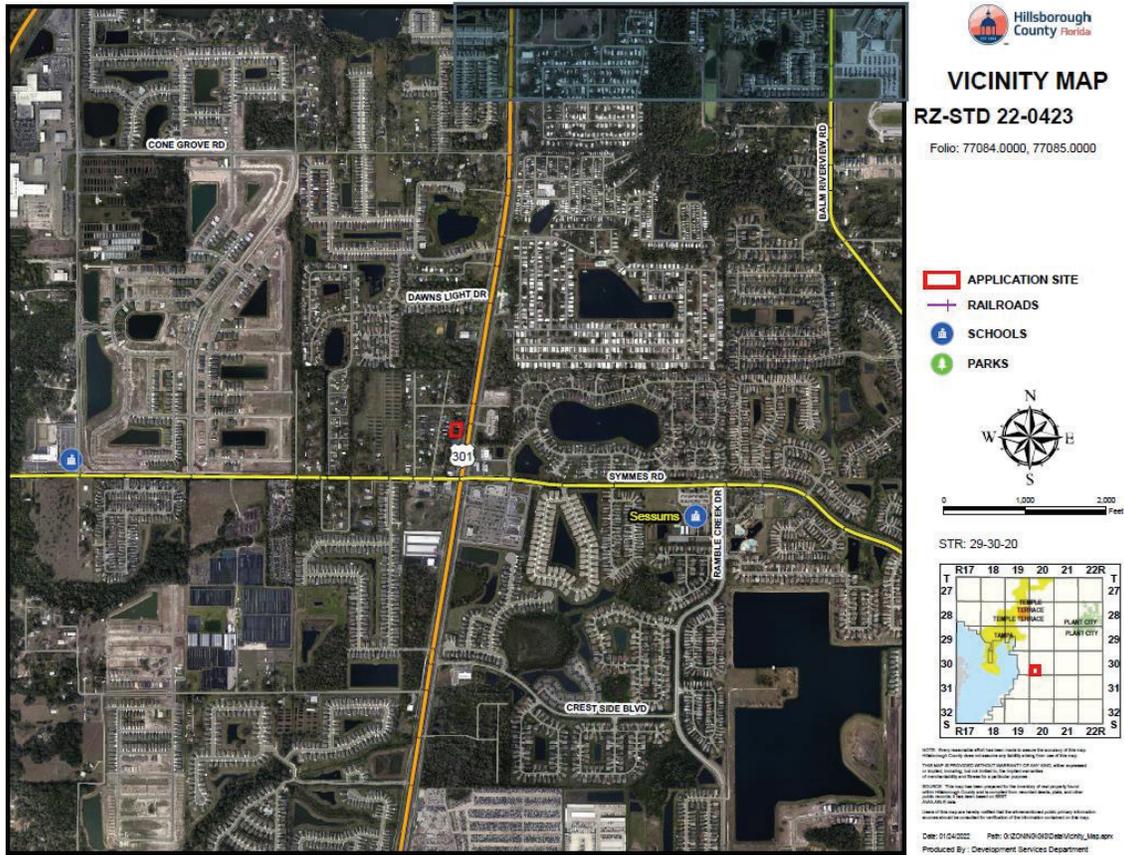
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Zoning: Existing Proposed		
District(s)	RSC-9 MH	CN
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Neighborhood Commercial, Office and Personal Services
Acreage	0.42 MOL	0.42 MOL
Density/Intensity	6 du/gross acre	0.20 F.A.R.
Mathematical Maximum*	2 units	3,659 sf

*number represents a pre-development approximation

Development Standards Existing Proposed		
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Lot Size / Lot Width	5,000 sf / 50'	7,000 sf / 70'
Setbacks/Buffering and Screening	20' Front 20' Rear 5' Sides	30' Front Buffer Rear Buffer Sides
Height	35'	35'
Planning Commission Recommendation:		Development Services Recommendation:
Consistent		Approvable

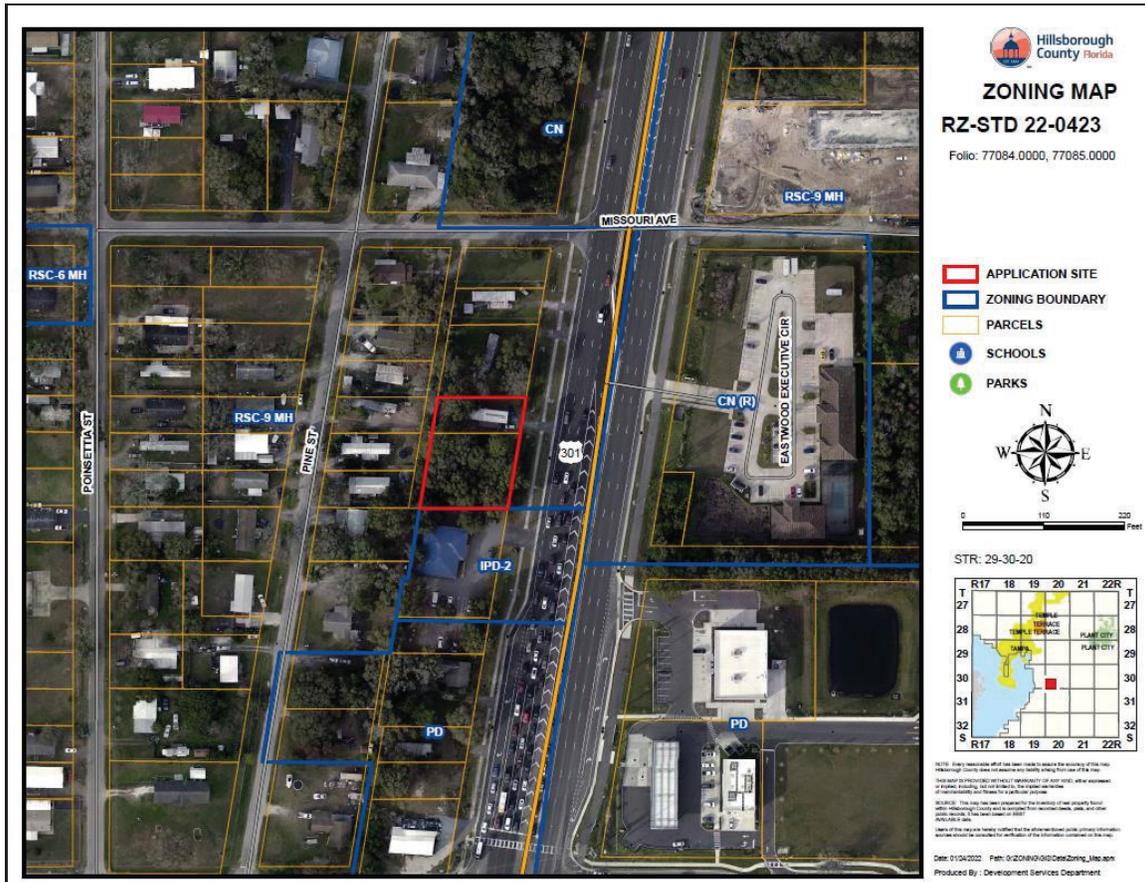
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The area consists of single-family residential and commercial. The subject parcels are directly adjacent to vacant residential to the north, commercial to the south and residential to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9 MH	9 du per ga	Single-Family Residential (Conventional/Mobile Home)	Vacant
South	IPD-2 90-0078	1.0 F.A.R.	Commercial	Commercial
East	CN-R	0.20 F.A.R.	Neighborhood Commercial, Office and Personal Services	Commercial
West	RSC-9 MH	9 du per ga	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential

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
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	1,648	71	58
Difference (+/-)	+1,629	+69	+55

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Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.		

			Choose an item.	Choose an item.
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Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

- Check if Applicable:
- Wetlands/Other Surface Waters
 - Use of Environmentally Sensitive Land Credit
 - Potable Water Wellfield Protection Area Significant Wildlife Habitat
 - Coastal High Hazard Area
 - Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
 - Other

<input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Parcels are south of the Alafia River and water system improvements need to be completed prior to issuance of building permits that will create additional demand on the system.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" 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	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.42-acre property is comprised of two parcels both zoned RSC-9 MH (Residential - Single-Family Conventional with a Mobile Home Overlay). The parcel to the north with folio # 77084.0000 has a mobile home

residence on the lot. The parcel to the south with folio # 77085.0000 is vacant. The subject parcels are located on the west side of South US Highway 301 and 260 feet south of Missouri Avenue and are within an area comprised of single-family residential and commercial. The subject parcels are directly adjacent to vacant residential to the north zoned RSC-9 MH, commercial zoned IPD-2 90-0078 to the south and residential zoned RSC-9 MH to the west. To the east across South US Highway 301 is commercial zoned CN-R. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses to the south and east are similar to the request; commercial. Also, the subject parcels are located on a principal arterial (US Highway 301) conducive to high levels of commercial traffic; therefore, the rezoning of the subject parcel from RSC-9 MH to CN would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested CN zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. David Wright 18431 Cypress Bay Parkway Land O' Lakes Florida testified regarding the rezoning request. Mr. Wright stated that the Development Services Department and Planning Commission staff reports address all of the items that he was going to mention therefore we requested approval of the application.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from Residential Single-Family – 9 with a Mobile Home Overlay to Commercial Neighborhood. He added that the property is comprised of two parcels. The northern parcel currently has a mobile home on-site and the southern lot is vacant. He described the surrounding zoning districts and land uses and stated that a rezoning to CN would be consistent with the zoning pattern in the area. He concluded his presentation by stating that staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within

the Suburban Mixed Use-6 Future Land Use classification, the Urban Service Area and the Riverview and SouthShore Community Plans. Ms. Massey testified that the request meets the intent of Objective 16 and also Policy 17.7 regarding neighborhood protection. She added that a rezoning to CN would reflect the development pattern which concentrates the most intense uses along the corridor and lesser intense uses farther away to the east and west where single-family exists. The applicant is proposing access from US Highway 301 and the single-family adjacent to the west of the site will remain undisturbed. Ms. Massey stated that the property meets commercial locational criteria and is also located within an area of the Riverview Community Plan which anticipates high density residential and commercial land uses. Ms. Massey concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. None replied.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

County staff and Mr. Wright did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject property is 0.42 acres in size and is currently zoned Residential Single-Family-9 with a Mobile Home Overlay (RSC-9 MH) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
2. The applicant is requesting a rezoning to the Commercial Neighborhood (CN) zoning district.

3. The Planning Commission staff supports the request. The Planning Commission found that the request meets the intent of Objective 16 and also Policy 17.7 regarding neighborhood protection. A rezoning to CN would reflect the development pattern which concentrates the most intense uses along the corridor and lesser intense uses farther away to the east and west where single-family exists. Planning Commission staff found that the property meets commercial locational criteria and is also located within an area of the Riverview Community Plan which anticipates high density residential and commercial land uses. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The area surrounding the subject property is a mix of residential and commercial land uses and zoning.
5. The request for the CN zoning district on the subject property is compatible with the surrounding zoning pattern and the SMU-6 Future Land Use category.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

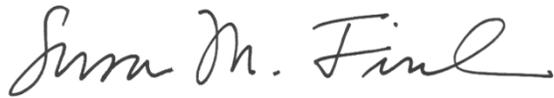
The applicant is requesting a rezoning to the CN zoning district. The property is 0.42 acres in size and is currently zoned RSC-9 MH and designated SMU-6 by the Comprehensive Plan. The property is located in the Urban Service Area and the Riverview Community Planning Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding neighborhood protection. Planning Commission staff testified that the property meets commercial locational criteria.

The request for the CN zoning district on the subject property is compatible with the surrounding zoning pattern and the SMU-6 Future Land Use category.

RECOMMENDATION

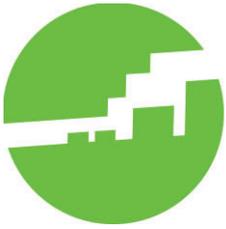
Based on the foregoing, this recommendation is for **APPROVAL** of the CN rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



August 15, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022	Petition: RZ 22-0423
Report Prepared: July 13, 2022	11325 South Highway 301 <i>On the west side of US Highway 301, north Symmes Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed-Use-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview and Southshore Areawide Systems
Requested Zoning:	Residential Single-Family Conventional-9 (RSC-9) to Commercial Neighborhood (CN)
Parcel Size (Approx.):	0.42 acres +/- (18,295.2 square feet)
Street Functional Classification:	US Highway 301 – Arterial Symmes Road - Collector
Locational Criteria:	Yes, meets
Evacuation Zone:	None



Context

- The approximately 0.42 +/- acre subject site is located on the west side of US Highway 301, north of Symmes Road. The subject site is located within the Urban Service Area and is within the limits of the Riverview and Southshore Areawide Systems Community Plan.
- The subject site's Future Land Use classification is Suburban Mixed-Use – 6 (SMU-6) on the Future Land Use Map. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria. SMU-6 surrounds the site on the north, west and south side. Residential-6 (RES-6) is located to the east.
- The subject site is currently vacant. Light commercial uses are located to the south and to the east along US Highway 301. Single Family residential is also located to the south and to the west, and further to the east.
- The subject site is currently zoned as Residential Single-Family Conventional – 9 (RSC-9). RSC-9 is located to the north and west of the site. To the south is Interstate Planned Development -2 (IPD -2). Commercial Neighborhood (CN) is located to the north and across US Highway 301 to the east. Planned Developments are located to the south, and further east of the subject site.
- The applicant is requesting to rezone the subject site from Residential Single Family Conventional-9 (RSC-9) to 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.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Commercial Locational Criteria

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

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

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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

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

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.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Livable Communities Element – Southshore Areawide Systems Community Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a) *Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- b) *Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c) *Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d) *Analyze potential new economic sites, (e.g. Port Redwing) based on development*
- e) *Support the potential Ferry Study and auxiliary services around Port Redwing*
- f) *Utilize Hillsborough County Post Disaster Redevelopment Plan*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the "Riverview District Concept Map". See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

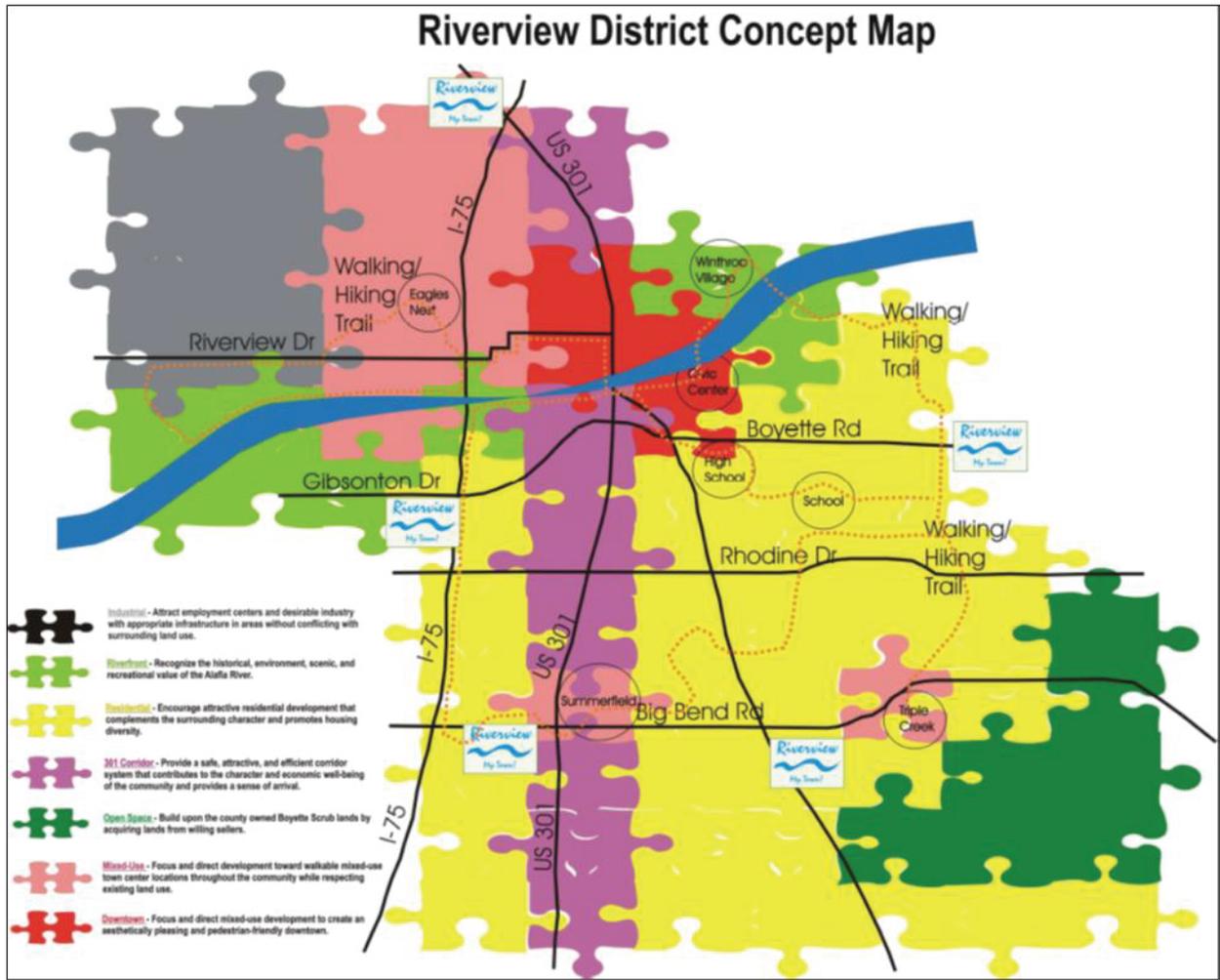
1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

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.

1. 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 0.42 acre subject site is located on the west side of US Highway 301, north of Symmes Road. The subject site is located in the Urban Service Area. It is located within the limits of the Riverview and Southshore Community Plans. The subject site's Future Land Use Classification on the Future Land Use Map (FLUM) is Suburban Mixed-Use-6 (SMU-6). The applicant is requesting to rezone the subject site from Residential Single-Family Conventional-9 (RSC-9) to Commercial Neighborhood (CN).

The subject site's Future Land Use Classification is SMU-6 According to Appendix A of the Future Land Use Element (FLUE), the intent of this category is to designate areas that are urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The Future Land Use surrounding the subject site on the west side is SMU-6 and Residential-6 is located across US Highway 301. The proposed rezoning meets the intent of this category as it is proposing appropriately

commercial neighborhood uses that meet Commercial Locational Criteria and are anticipated along the 301 corridor and in this Future Land Use Category.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The subject site is proposing to commercial neighborhood uses the Urban Service Area and is compatible with the existing character of development in the area as Commercial Neighborhood (CN) districts exist along US Highway 301 and are anticipated to increase along this corridor.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and policies 16.1, 16.2, 16.3, 16.5, and 17.7. The development pattern of the surrounding area has a concentration of the most intense uses along US Highway 301 and residential uses further away. A rezoning to CN would reflect a development pattern that concentrates the most intense uses along the corridor and lesser intense uses further away to the east and west where single-residential family already exists. The applicant is proposing access from US Highway 301 and the single-family residential adjacent to the west of the site will remain undisturbed.

The proposed rezoning also meets the intent of Objective 22 and Policy 22.2 of the Future Land Use Element as it meets Commercial Locational Criteria. The subject site is within the 900 foot distance from the nearest node at US Highway 301 and Symmes Road.

The Community Design Component provides guidance on commercial developments. Goal 17 encourages developments that improve the ambiance of commercial development in the county. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The applicant is encouraged to refer to the Community Design Component at the time of site development

The subject site meets the intent of the Southshore Areawide Systems Community Plan that recognizes the preferred land development pattern of each of its Community Plan. In this case the site is also located within the limits of the Riverview Community Plan, specifically within the Highway 301 corridor district which anticipates high density residential uses along with commercial uses in this area.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0423

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)

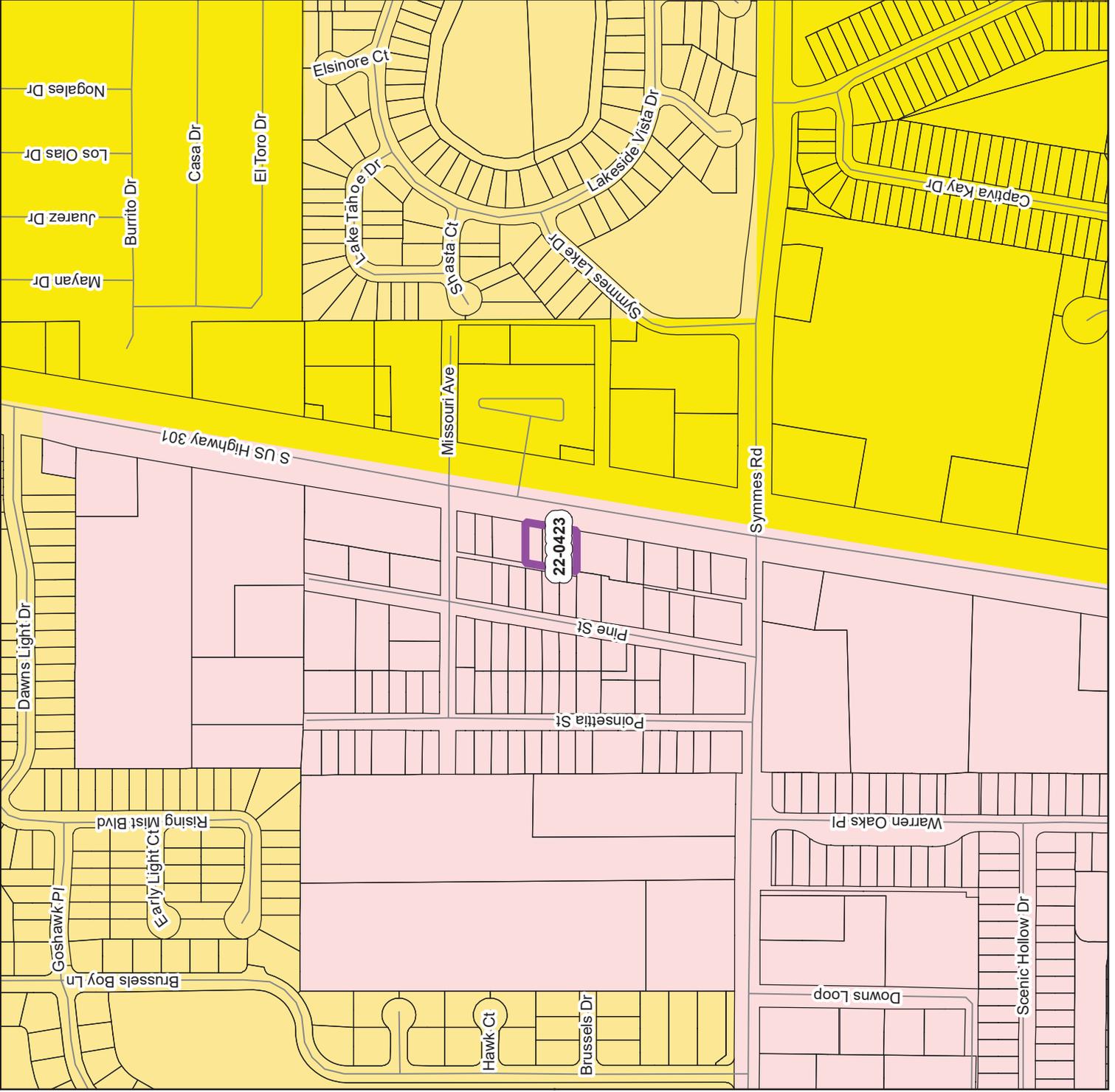
CITRUS PARK VILLAGE

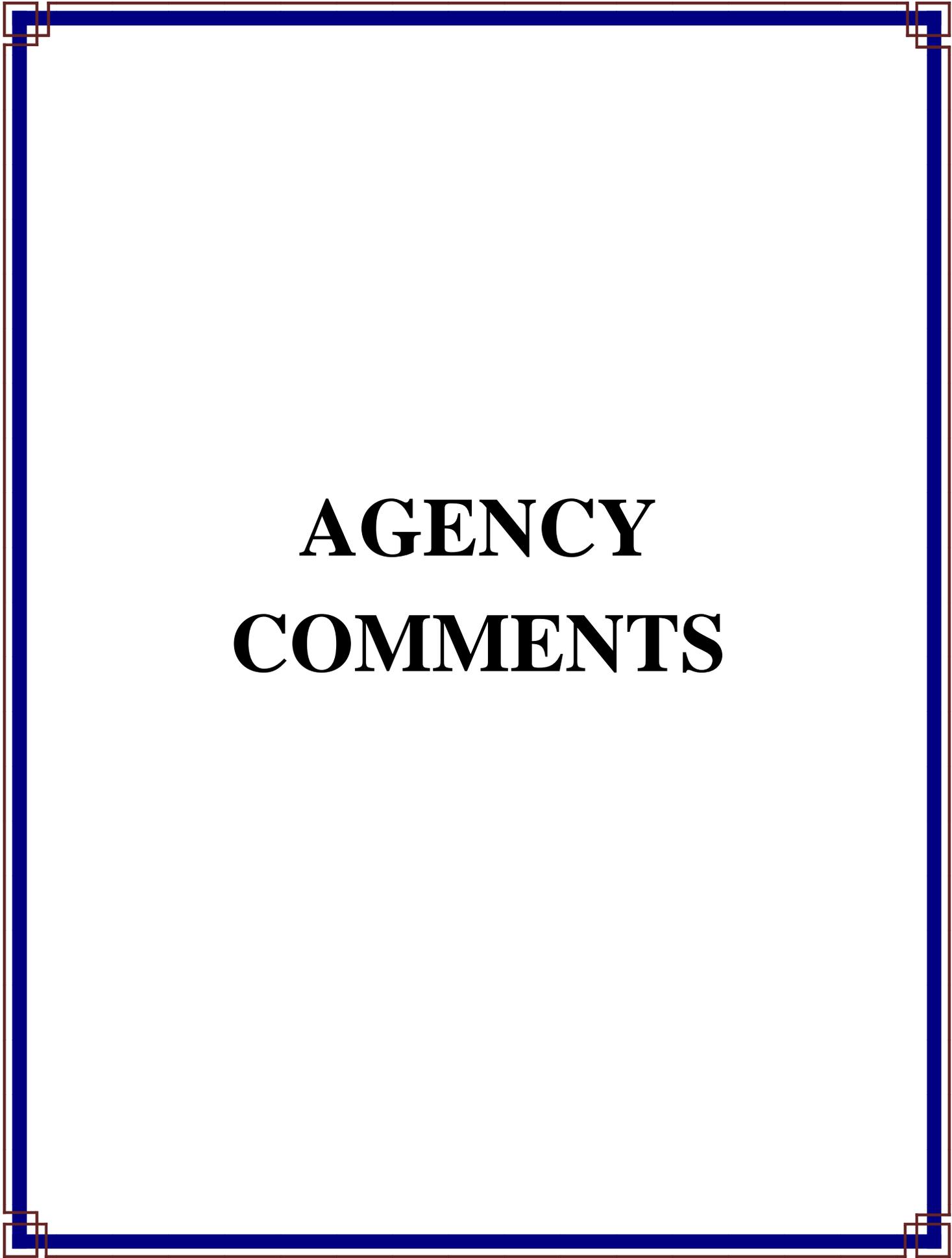
DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Hillsborough County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/1/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rezoning\Rezoning - Copy.mxd

0 230 460 690 920 Feet

Hillsborough County
City-County
Planning Commission





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Riverview/ South

DATE: 04/04/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0423

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,620 average daily trips, 69 trips in the a.m. peak hour, and 55 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .41 acres from Residential Single Family Conventional – 9 (RSC-9) to Commercial Neighborhood (CN). The site is located +/- 530 feet north of the intersection of Symmes Road and US Hwy 301. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 3 Single Family Detached Dwelling Unit (ITE Code 210)	28	2	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN, 3,500 sf Fast-Food Restaurant with Drive-Through Window (ITE Code 934)	1,648	141	114
<i>Less Internal Capture:</i>	Not Available	0	0
<i>Passerby Trips:</i>	Not Available	70	56
<i>Net External Trips:</i>	1,648	71	58

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,620	+69	+55

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 1,620 average daily trips, 69 trips in the a.m. peak hour, and 55 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US HWY 301. US HWY 301 is a 6-lane, divided, Florida Department of Transportation (FDOT) maintained, principal arterial roadway with +/- 12-foot travel lanes. US Hwy 301 lies within +/- 200 feet of Right of Way in the vicinity of the project. US HWY 301 has bike lanes, sidewalks and curb and gutter on both sides of the roadway within the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to US HWY 301. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 301	RHODINE RD	GIBSONTON DR	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	1,648	71	58
Difference (+/-)	+1,629	+69	+55

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 3/14/2022</p> <p>PETITION NO.: 22-0423</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 2/17/2022</p> <p>PROPERTY ADDRESS: 11325 S 301 Hwy, Riverview, FL 33578</p> <p>FOLIO #: 0770840000, 0770850000</p> <p>STR: 29-30S-20E</p>
<p>REQUESTED ZONING: : From RSC-9 to CN</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	02/11/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p>	

My/mst

Environmental Excellence in a Changing World

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

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

PETITION NO.: STD22-0423 REVIEWED BY: Randy Rochelle DATE: 2/21/2022

FOLIO NO.: 77084.0000 & 77085.0000

WATER

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

- A 6 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of S. US Highway 301. 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 two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County 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 16 inch wastewater force main exists (adjacent to the site), (approximately 215 feet from the site) and is located north of the subject property within the south Right-of-Way of Missouri Avenue. While there is a 20-inch force main located adjacent to the subject property our technical standards prevent connection to a force main larger than a 16-inch force main without a design exception. 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.

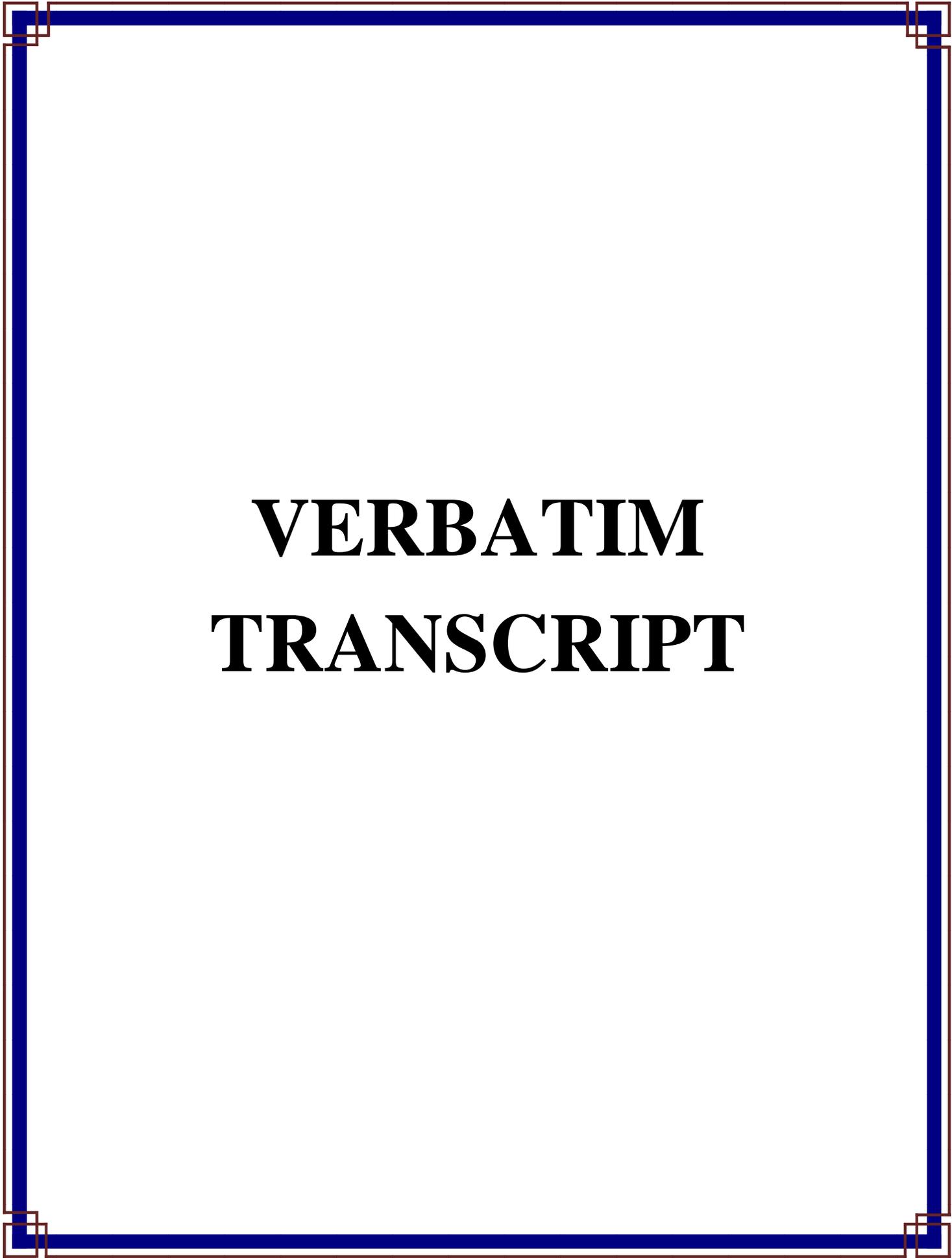
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

C1:
Application Number: RZ-STD 22-0423
Applicant: David Wright; TSP Companies,
Inc.
Location: W side of S US Hwy 301 & 260' S
of Missouri Ave.
Folio Number: 077084.0000 & 077085.0000
Acreage: 0.42 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: RSC-9 MH
Request: Rezone to CN

1 MR. GRADY: The next item is agenda C-1,
2 Rezoning-Standard 22-0423. The applicant is David
3 Wright with TSP Companies, Incorporated.

4 The request is to rezone from RSC-9 Mobile
5 Home Overlay to a Commercial Neighborhood zoning
6 district. Chris Grandlienard will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: All right.
9 Mr. Wright.

10 MR. WRIGHT: Good evening, Madam Hearing
11 Officer. My name is David Wright. I'm the
12 president of TSP Companies. Our address is 18431
13 Cypress Bay Parkway, Land O'Lakes, Florida 34638,
14 and I have been sworn in.

15 I had a presentation, but I think that both
16 the Development Services staff report and the
17 Planning Commission staff report address all of the
18 items that I was going to mention. So in the
19 interest of time, I'll just ask for your approval
20 of this request, and I'm here to answer any
21 questions. Thank you.

22 HEARING MASTER FINCH: No. I didn't have
23 any questions but thank you for that.

24 Development Services, please.

25 MR. GRANDLIENARD: Good evening. Chris

1 Grandlienard, planner with Development Services.

2 I'm here to present application 22-0423.

3 The applicant is proposing to rezone from the
4 existing RSC-9 Single-Family -- Residential
5 Single-Family Conventional with Mobile Home Overlay
6 to Commercial Neighborhood.

7 The approximate 0.42-acre property is
8 comprised of two parcels, both zoned RSC-9 Mobile
9 Home Overlay. The parcel to the north with folio
10 77084.0000 has a mobile home residence on the lot.
11 Parcel to the south with folio 77085.0000 is
12 vacant.

13 The subject parcels are located on the west
14 side of South U.S. Highway 301 and 260 feet south
15 of Missouri Avenue on our -- within an area
16 comprised of single-family residential and
17 commercial.

18 The property is located in the Urban Service
19 Area. The subject parcels are directly adjacent to
20 vacant residential to the north zoned RSC-9 MH,
21 commercial zoned IPD-2, 90-0078 to the south, and
22 residential zoned RSC-9 Mobile Home Overlay to the
23 west. To the east across South U.S. Highway 301 is
24 commercial zoned CN, Commercial
25 Neighborhood-Restricted.

1 The subject parcel is designated Suburban
2 Mixed-Use-6 on the Future Land Use Map. The
3 Planning Commission found the proposed use
4 consistent with the Comprehensive Plan.

5 The surrounding uses to the south and east
6 are similar to the request commercial. Also, the
7 subject parcels are located on principal arterial
8 U.S. 301 conducive to high levels of commercial
9 traffic.

10 Therefore, the rezoning of the subject
11 parcel from RSC-9 Mobile Home Overlay to Commercial
12 Neighborhood would be consistent with the existing
13 zoning pattern of the area.

14 Based on the Suburban Mixed-Use Future Land
15 Use Classification, the surrounding zoning and
16 development pattern, and the proposed uses for the
17 Commercial Neighborhood zoning districts, staff
18 finds the request approvable.

19 That concludes my staff report. I'll be
20 glad to answer any questions you have.

21 HEARING MASTER FINCH: None at this time,
22 but thank you for your presentation.

23 Planning Commission, please.

24 MS. MASSEY: This is Jillian Massey with the
25 Planning Commission.

1 The subject site is located in the Suburban
2 Mixed-Use-6 Future Land Use Category. It's in the
3 Urban Service Area and within the limits of the
4 Riverview and Southshore Areawide Systems Community
5 Plans.

6 Suburban Mixed-Use-6 surrounds the site on
7 the north, west, and south side. Residential-6 is
8 located to the east. Subject site is currently
9 vacant. Light Commercial uses are located to the
10 south and to the east on U.S. Highway 301.

11 Single-family residential is also located to
12 the south and to the west and further to the east.
13 The proposed rezoning meets the intent of the
14 neighborhood protection policies, Objective 16 and
15 its associated policies and also Policy 17.7.

16 The development pattern of the surrounding
17 area has a concentration of the most intense uses
18 along Highway 301 and residential uses further
19 away.

20 The rezoning to CN would reflect the
21 development pattern that concentrates the most
22 intense uses along the corridor and lesser intense
23 uses further away to the east and west where
24 single-family already exists.

25 The applicant is proposing access from

1 Highway 301 and single-family residential adjacent
2 to the west of the site will remain undisturbed.

3 The proposed rezoning also meets the intent
4 of Objective 22 and Policy 22.2 of the Future Land
5 Use Element as it meets commercial locational
6 criteria.

7 The subject site is within the 900-foot
8 distance from the nearest node of Highway 301 and
9 Symmes Road. The subject site meets the intent of
10 the Southshore Areawide Systems Community Plan that
11 recognizes the preferred land development pattern
12 of each of its community plans.

13 In this case, the site is also located
14 within the limits of the Riverview Community Plan,
15 specifically within Highway 301 corridor district,
16 which anticipates high-density Residential uses
17 with Commercial uses in this area.

18 And based upon these considerations, the
19 Planning Commission staff finds the proposed
20 rezoning consistent with the Future of Hillsborough
21 Comprehensive Plan for unincorporated Hillsborough
22 County. Thank you.

23 HEARING MASTER FINCH: Thank you. I
24 appreciate it.

25 Is there anyone in the room or online that

1 would like to speak in support of this application?

2 Seeing no one, is there anyone in opposition
3 to this request that would like to speak?

4 Seeing no one in the room or online, all
5 right, Mr. Grady, anything else?

6 MR. GRADY: Nothing further.

7 HEARING MASTER FINCH: All right. The
8 applicant, Mr. Wright, anything further before we
9 close?

10 MR. WRIGHT: No, nothing further. Thank
11 you.

12 HEARING MASTER FINCH: All right. Thank you
13 for that.

14 Then we'll close Rezoning 22-0423 and go to
15 next case.

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1 Grandlienard, Isis Brown, Israel Monsanto, Michelle
2 Heinrich, and Tim Lampkin, and with the Planning
3 Commission, Karla Llanos.

4 We do have three changes to the agenda. The
5 first is just a housekeeping item regarding on
6 page 5 of the agenda, item A-17. This is Major Mod
7 Application 22-0416.

8 The agenda showed there's an
9 applicant-requested continuance when, in fact, it's
10 a staff-requested continuance to the June 13th,
11 2022, Zoning Hearing Master Hearing.

12 The other two changes are on -- first, other
13 requested changes on page 7 of the agenda, item
14 C-1, Rezoning-Standard 22-0423. The applicant's
15 David Wright.

16 We were informed late this afternoon the
17 applicant would like a request to continuance to
18 the July 25th Zoning Hearing Master Hearing, and I
19 believe Mr. Wright is virtually online to explain
20 the reasons for the request.

21 HEARING MASTER FINCH: Okay. Thank you.

22 Mr. Wright.

23 MR. WRIGHT: Thank you. David Wright, PO
24 Box 273417, Tampa, Florida 33688.

25 Due to an unforeseen medical issue I've had

1 over the past week, I've been unable to prepare for
2 this hearing. I'm requesting a continuance to the
3 July hearing.

4 HEARING MASTER FINCH: Okay. Is there
5 anyone in the room or online that would like to
6 speak to the continuance only, not the merits of
7 the case but the continuance only of
8 Rezoning 22-0423? Seeing no one in the room, no
9 one online.

10 All right, Mr. Wright. Then we'll grant the
11 continuance of Rezoning 22-0423, which will now be
12 heard at the July 25th Zoning Hearing Master
13 Hearing at 6:00 p.m.

14 MR. WRIGHT: Thank you.

15 MR. GRADY: The next change is agenda item
16 C-2 on page 7 of the agenda. It's the
17 Rezoning-Standard 22-0456. The applicant is David
18 Wright, and the applicant is requesting a
19 continuance to the July 25th Zoning Hearing Master
20 Hearing, and he is online virtually to explain the
21 reasons for the request.

22 HEARING MASTER FINCH: All right. One more
23 time, Mr. Wright.

24 MR. WRIGHT: Again, Madam Hearing Officer,
25 due to an unforeseen medical issue that I've been

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 7:37 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

1 Item A-20, Rezoning-PD 22-0420. This
2 application is being continued by the applicant to
3 the May 16, 2022, Zoning Hearing Master Hearing.

4 Item A-21, Rezoning-Standard 22-0423. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

8 Item A-22, Rezoning-PD 22-0433. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-23, Rezoning-PD 22-0441. This
13 application is being continued by the applicant to
14 the May 16, 2022, Zoning Hearing Master Hearing.

15 Item A-24, Rezoning-PD 22-0422 [0442]. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.

19 Item A-25, Rezoning-PD 22-0443. This
20 application is being continued by the applicant to
21 the May 16, 2022, Zoning Hearing Master Hearing.

22 Item A-26, Rezoning-PD 22-0444. This
23 application is being continued by the applicant to
24 the May 16, 2022, Zoning Hearing Master Hearing.

25 Item A-27, Major Mod Application 22-0452.

1 Item A-19, Rezoning-PD 22-0319. This
2 application is out of order to be heard and is
3 being continued to the April 18, 2022, Zoning
4 Hearing Master Hearing.

5 Item A-20, Rezoning-PD 22-0420. This
6 application is being continued by the applicant to
7 the April 18, 2022, Zoning Hearing Master Hearing.

8 Item A-21, Rezoning-Standard 22-0422. This
9 application is being by the applicant to the
10 April 18, 2022, Zoning Hearing Master Hearing.

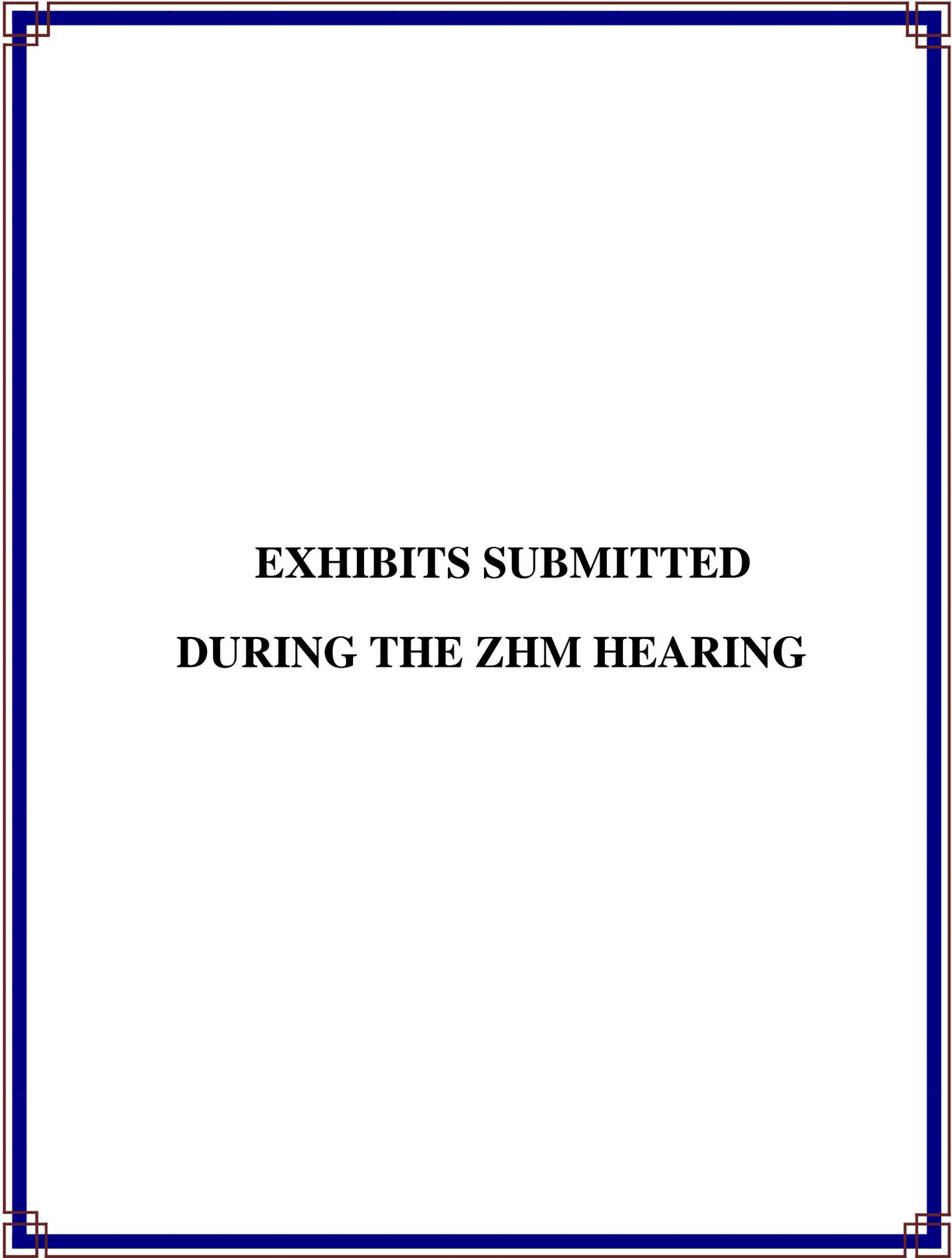
11 And item A-22, Rezoning-Standard 22-0423.
12 This application is out of order to be heard and is
13 being continued to the April 18, 2022, Zoning
14 Hearing Master Hearing.

15 That concludes all withdrawals and
16 continuances.

17 HEARING MASTER FINCH: All right. Thank you
18 so much, Mr. Grady. I appreciate it.

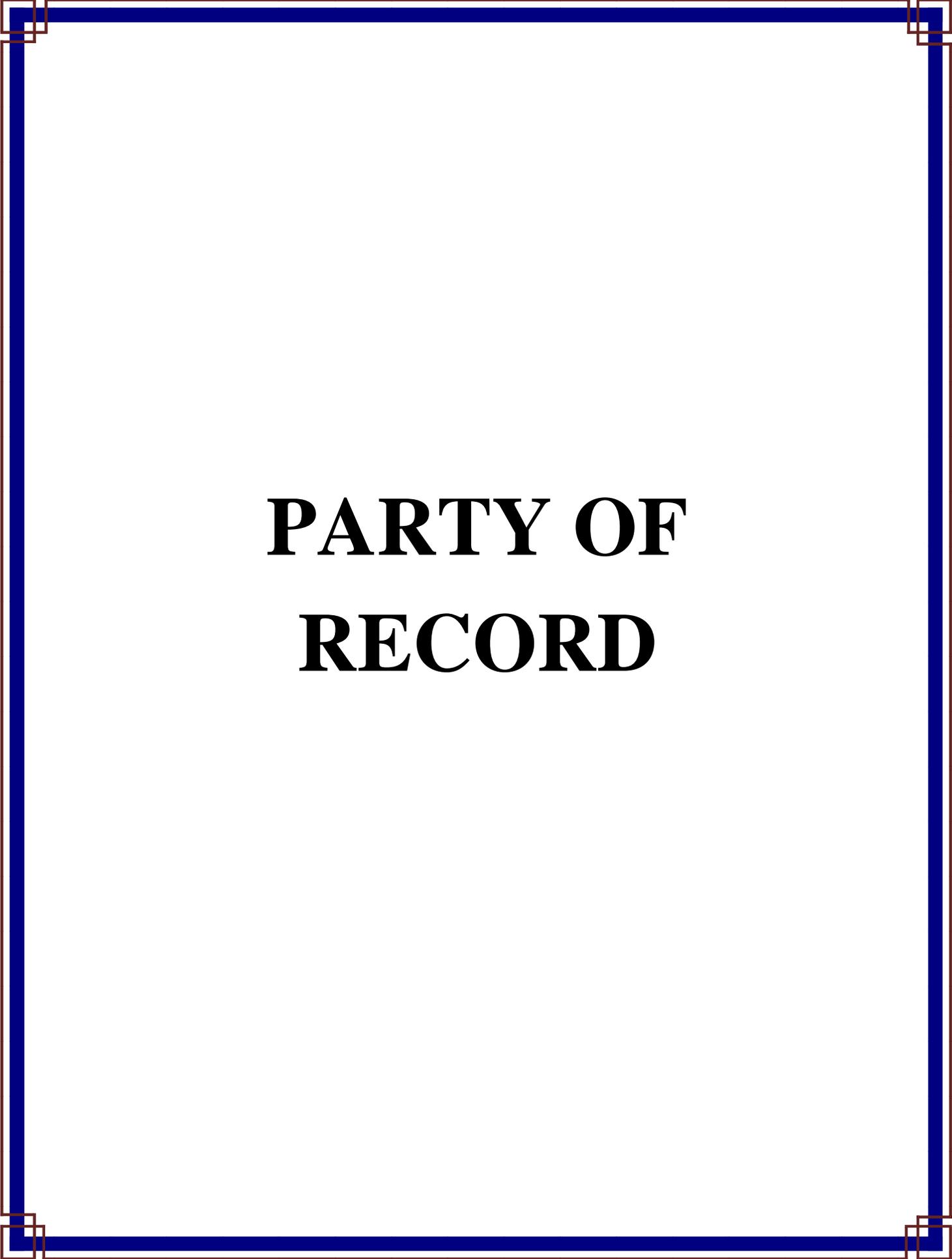
19 Let me start by going over our hearing
20 procedures today. The hearing consists of agenda
21 items that require a public hearing by a Zoning
22 Hearing Master.

23 I'll conduct the hearing on each agenda item
24 and will file a recommendation within 15 business
25 days following tonight's hearing. Those



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE