

Rezoning Application: 22-1096
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023

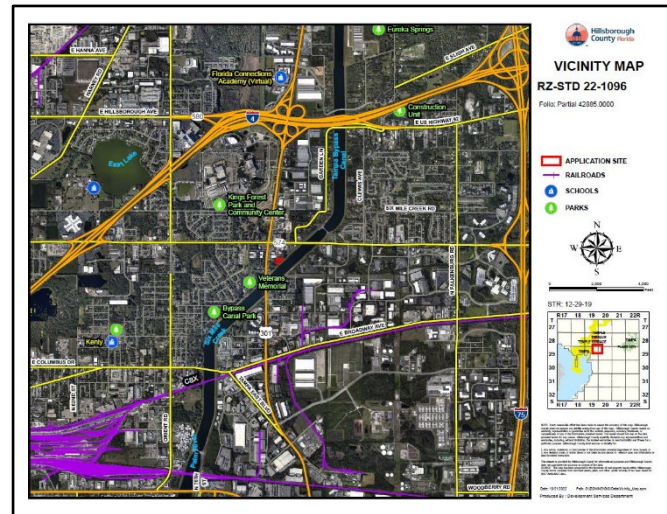


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Martin Commercial Properties
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 2.58 +/-
Community Plan Area: East Lake/Orient Park
Overlay: None
Request: Rezone from **Agricultural Single-Family (AS-1) to Commercial Intensive (CI)**



Request Summary:

The request is to rezone from the existing **Agricultural Single-Family (AS-1) to Commercial Intensive (CI)** zoning district. The proposed zoning for CI permits development intense commercial activities permitting commercial and service uses which have greater external affects such as noise, traffic, vibration, or outdoor storage on lots containing a minimum of 20,000 square feet (sq. ft).

Zoning:

	Current Zoning AS-1	Proposed Zoning CI
Uses	Single-Family Residential/Agricultural	Intensive Commercial, Office and Personal Services
Acreage	0.87 +/- Acres (ac) (37,897 sq ft)	.87 +/- ac (37,897 sq ft)
Density / Intensity	1 dwelling Unit (du) per ac	0.30 FAR
Mathematical Maximum*	0 du/ 0.87 ac	11,369.16 sq ft

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

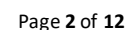
	Current Zoning AS-1	Proposed CI Zoning
Density / Intensity	1 du/1 ac	0.30 FAR / 0.774 ac (33,715.44 sq ft)
Lot Size / Lot Width	1 ac/ 150'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	50' - Front (West) 15' - Sides (North & South) 50' - Rear (East)	30' - Front (West) 0' - Side (North & South) 0' - Rear (East)
Height	50'	50

Additional Information:

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

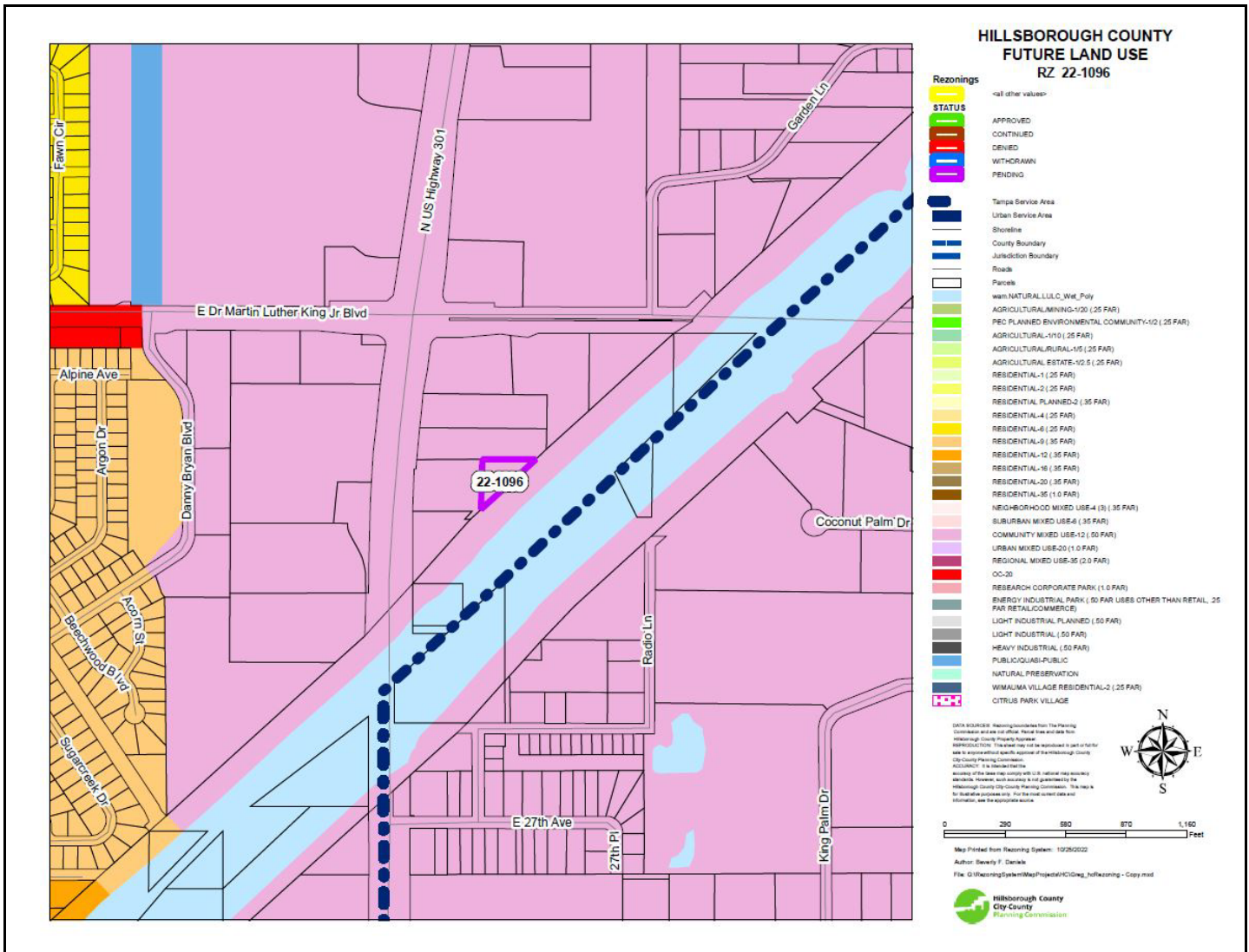
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.1 Vicinity Map



2.0 LAND USE MAP SET AND SUMMARY DATA

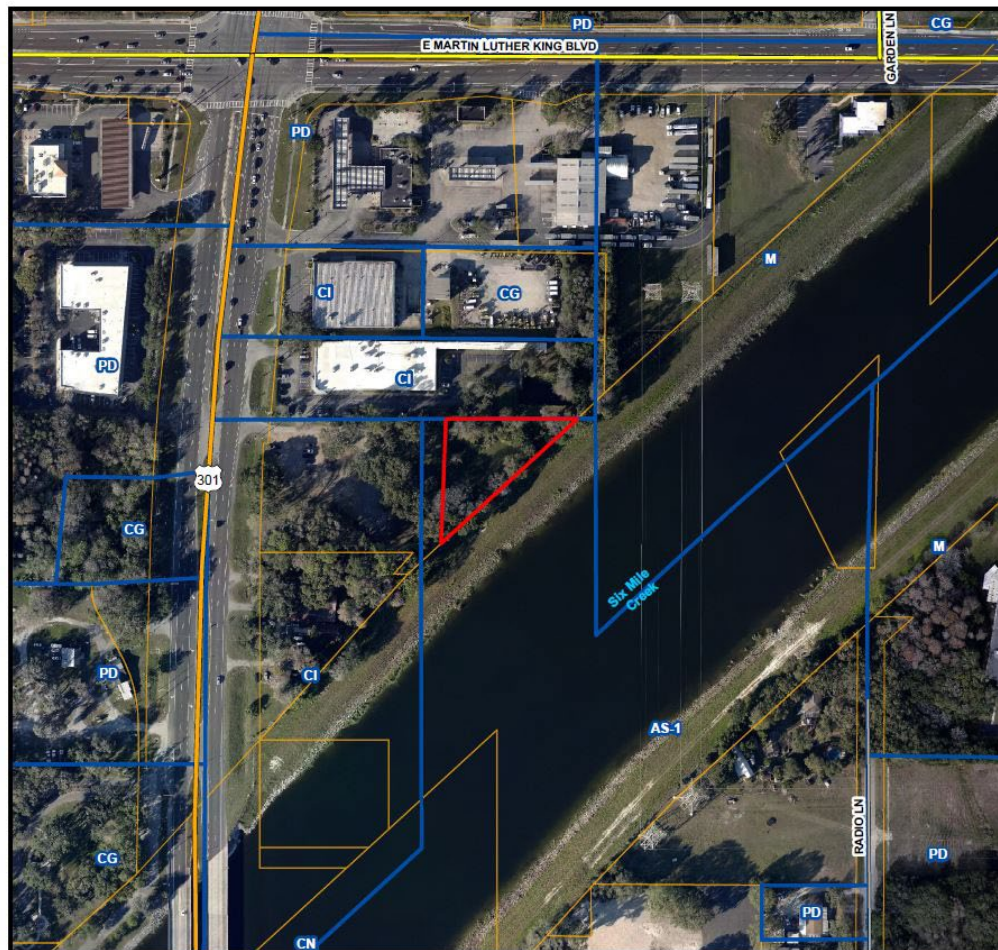
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	12 dwelling unit per Gross Acre (ga). An intensity up to 0.5 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. The retail commercial component of a project cannot exceed 650,000 square feet.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

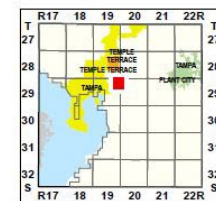
RZ-STD 22-1096

Folio: Partial 42885.0000

- ▬ APPLICATION SITE
- ▬ ZONING BOUNDARY
- ▬ PARCELS
- SCHOOLS
- PARKS



STR: 12-29-19



NOTES: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant or represent that the information shown on this map is correct or that it is the most current information available. The user of this map is responsible for verifying the information shown on this map. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development.

This map is provided for informational purposes only. It is not intended to be used for any other purpose. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development. The user of this map is responsible for obtaining the necessary permits and approvals for any proposed development.

Date: 10/1/2022 Path: S:\ZONING\GIS Data\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CI	0.30 F.A.R.	Intensive Commercial, Office and Personal Services	Indoor Shooting Range
South	CI	0.30 F.A.R.	Intensive Commercial, Office and Personal Services	Range Mixed- Use Auto Sales.
East	M	0.75 FAR	Intensive Commercial, Office and Personal Services	Auto Repair
	N/A	N/A	Waterbody	Six Mike Creek
West	N/A	N/A	Street	Street (301 US Hwy)

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

APPLICATION NUMBER: RZ STD 22-1096

ZHM HEARING DATE: December 12, 2022

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	4 Lanes <input 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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,174	176	163
Proposed	8,123	384	353
Difference (+/-)	+3,949	+208	+190

*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:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area </div> <div> <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 _____ </div> </div>			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <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 checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of mixture of uses. The subject site is vacant and located within the CMU-12 FLU category which permits commercial, agricultural, and single-family residential uses.

The adjacent properties are zoned CI to the north; CI and Six Mike Creek (waterbody) to the south, south, 301 N Hwy to the west, and to the east - Manufacturing (M) and Six Mike Creek (waterbody).

The Subject parcel is located within 500 feet of a mapped Potable Water Well. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the Land Development Code. Additionally, the subject site is located in a Surface Water Protection Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.

The subject parcel is 2.58 +/- acres with split zoning of AS-1 and CI; and has a FLU category of CMU-12. Approximately 0.87 +/- Acres (37,897 sq ft) is zoned AS-1 and 1.71 +/- acres (74,487.6 sq ft) is zoned CI. The subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.


5.2 Recommendation

Given the above compatibility analysis, staff finds the request approvable.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:



J. Brian Grady
Mon Dec 5 2022 11:10:53

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

APPLICATION NUMBER: RZ STD 22-1096

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Isis Brown

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: East Lake Orient Park/Northeast

DATE: 09/08/2022
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-1096

- ☐ 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 3,949 average daily trips, 208 trips in the a.m. peak hour, and 190 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 one parcel totaling +/- 2.58 acres from Agricultural Single Family – 1 (AS-1) and Commercial Intensive (CI) to all Commercial Intensive (CI). The site is located on the eastern side of US Hwy 301 +/- 633 feet south of the intersection of E Martin Luther King Blvd and US Hwy 301. The Future Land Use designation of the site is Community Mixed Use – 12 (CMU-12).

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
AS-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
CI, 12,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,310	46	123
CI, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CI, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
Subtotal	4,174	296	389
Less Internal Capture:	Not Available	10	98

<i>Passerby Trips:</i>	Not Available	110	128
<i>Net External Trips:</i>	4,174	176	163

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI, 14,000 sf Pharmacy/Drugstore with Drive - Through Window (ITE Code 881)	1,528	54	144
CI, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CI, 5,000 sf Drive in Bank (ITE Code 912)	500	48	102
CI, 5,000 sf Fast Food Restaurant with Drive Through Window (ITE Code 934)	2,355	201	163
CI, 4,000 sf Fast-Food Restaurant without Drive - Through Window (ITE Code 933)	1,385	100	113
Subtotal	8,123	604	685
<i>Less Internal Capture:</i>	Not Available	10	114
<i>Passerby Trips:</i>	Not Available	210	218
<i>Net External Trips:</i>	8,123	384	353

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+3,949	+208	+190

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 3,949 average daily trips, 208 trips in the a.m. peak hour, and 190 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301. US Hwy 301 is a 4-lane, divided, Florida Department of Transportation (FDOT) maintained, Principal Arterial roadway with +/- 12-foot travel lanes. US Hwy 301 does not have sidewalks or curb and gutter on either side of the roadway within the vicinity of the project. US Hwy 301 has bike lanes on both sides of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

US Hwy 301 is shown as a 6-lane road in the Hillsborough County Corridor Preservation Plan. Additional Right of Way may need to be preserved on the subject property for the planned improvement.

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

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	ADAMO DR	SR 574/MLK JR BLVD	D	C

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



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022 Report Prepared: November 30, 2022	Petition: RZ 22-1096 3901 North U.S. Highway 301 <i>East side of North U.S. Highway 301 and south of State Road 574</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Community Mixed Use-12 (12 du/ga;0.50 FAR)
Service Area:	Tampa
Community Plan:	East Lake Orient Park
Rezoning Request:	Rezone from Agricultural - Single-Family-1 (AS-1) zoning to Commercial Intensive (CI) zoning
Parcel Size (Approx.):	0.855 +/- acres (37,243.8 square feet)
Street Functional Classification:	North U.S. Highway 301 – Principal Arterial State Road 574 – Principal Arterial
Locational Criteria:	Not applicable
Evacuation Area:	C



Context

- The subject site is located on the east side of North U.S. Highway 301 and south of State Road 574 on approximately 0.855 acres. The site is in the Tampa Service Area and is within the limits of the East Lake Orient Park Community Plan.
- The site has a Future Land Use designation of Community Mixed Use-12 (CMU-12), with typical uses such as residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by CMU-12 to the north, east, south, and west. Both sides of the North U.S. Highway 301 corridor, and properties in the immediate vicinity, are designated as CMU-12 on the Future Land Use Map. The overall area contains mainly light commercial, heavy commercial, light industrial and public institutional uses.
- The subject site is zoned Commercial Intensive (CI) and Agricultural - Single-Family-1 (AS-1). In the general vicinity, the site is surrounded by CI, Commercial General (CG), Planned Development (PD) and AS-1 zoning. Further east is Manufacturing (M) zoning.
- The applicant requests to rezone from Agricultural - Single-Family-1 (AS-1) zoning to Commercial Intensive (CI) zoning.

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

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

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

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

Policy 16.2: *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.

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.1: Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.

At least 10% of the total building square footage in the project shall be used for uses other than the primary use.

The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.

The land uses that may be included in a mixed use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.

These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Community Design Component (CDC)

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

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood Northdale Community Plan

Goal 1: *Establish sustainable community activity centers that allow the citizens to live, work and play all within walking distance.*

Strategies:

- *Discourage new development of strip commercial in our community, mixed use development and redevelopment shall be focused at identified community activity center or intersections complying with the locational criteria.*
- *Priority shall be given to the following locations as community activity centers identified for revitalization and redevelopment using Transit Oriented Development (TOD) techniques: near the intersections of North Dale Mabry Highway and Handy Road, North Dale Mabry Highway, Florida Avenue and Fletcher Avenue/ Bearss Avenue, and at the intersections of Lynn Turner Road and Erlich Road, and Gunn Highway and Nixon Road.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the east side of North U.S. Highway 301 and south of State Road 574 on approximately 0.855 acres. The site is in the Tampa Service Area and is within the limits of the East Lake Orient Park Community Plan. The applicant requests to rezone 0.855 acres from Agricultural - Single-Family-1 (AS-1) zoning to Commercial Intensive (CI) zoning.

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. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Community Mixed-Use 12 (CMU-12) Future Land Use category. Previous rezoning applications with 2 acres or greater in size have followed the

Land Development Code (LDC) language, which requires a rezoning to a Planned Development when located in a Mixed-Use Future Land Use category. However, in this case there are special circumstances that allow for a partial rezoning of the eastern portion of the subject site. The site has existing split zoning districts on the property. The portion of the property facing U.S. Highway 301 is CI zoning and the east 0.855 acres of the property is AS-1 zoning. The applicant is proposing to rezone the eastern AS-1 portion to CI, which would create a unified zoning district for the entire site.

The subject site is 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. FLUE Objective 16 and its accompanying policies (FLUE Policies 16.1, 16.2, 16.3 and 16.10) require that new development protect established neighborhoods and be compatible with the development pattern of the surrounding area. Compatibility may be achieved through various tools such as site planning, buffering, and screening as well as the gradual transitions of uses. According to Policies 1.4 and 16.10, *"Compatibility does not mean 'the same as'. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development"*. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area.

The proposed CI zoning district in the Urban Service Area is compatible with the existing character of development in the area as it is located on a principal arterial roadway with commercial uses and other CI zoning surrounding the site and along the U.S. Highway 301 corridor. The subject site is surrounded by CMU-12 to the north, east, south, and west. Both sides of North U.S. Highway 301 and along this corridor, in the immediate vicinity, are designated as CMU-12 and contains mainly light commercial, light industrial and public institutional uses. The proposed rezoning meets the intent of the Neighborhood Protection Policies of the Future Land Use Element Policy 1.4, Objective 16 and Policies 16.1, 16.2, 16.3, and Goal 12 and Objective 12-1.

FLUE Policy 16.5 requires development of higher intensity non-residential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and developing neighborhoods. The proposed commercial intensive uses are located along US Highway 301, a principal arterial roadway. The proposed development is consistent with Policy 16.5 of the FLUE.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of filing this report, no comments were received from the Development Services Department or County Transportation staff.

According to EPC comments, there are wetlands on site. The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

The subject site meets the intent of the Greater Carrollwood Northdale Community Plan. The plan emphasizes discouraging new development of strip commercial and focusing redevelopment at identified community activity center or intersections that meet locational criteria. The proposed CI zoning district allows for the redevelopment of commercial

intensive uses in a future land use category that does not need to meet locational criteria. Thus, the proposal meets the intent of the Community Plan.

Overall, the proposed Euclidian rezoning is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan and is compatible with the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 22-1096

Rezonings

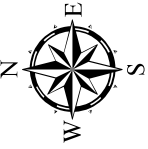
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC Wet Pdy
- 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
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not intended for use as a legal document. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the City/County Planning Commission. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.



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Author: Beverly F. Daniels
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