

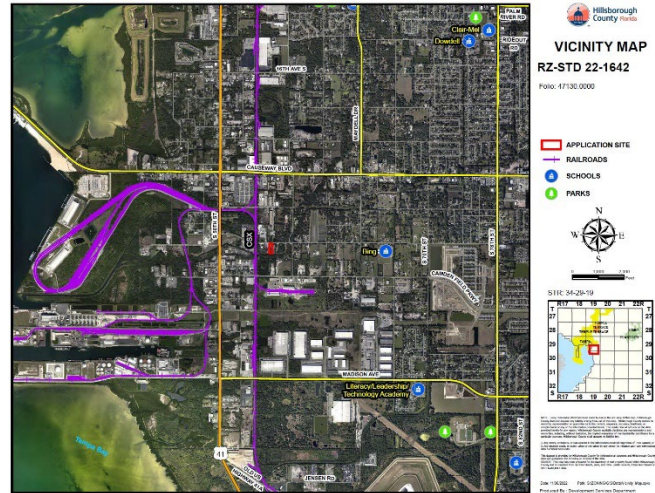
Rezoning Application: 22-1642
Zoning Hearing Master Date: January 17, 2023
BOCC Land Use Meeting Date: March 14, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Maschmeyer Concrete Company of Florida
FLU Category: Light Industrial (LI)
Service Area: Urban
Site Acreage: 1.03+/- acre
Community Plan Area: Greater Palm River
Overlay: None
Request: Rezone from **Agricultural Industrial (AI) to Manufacturing (M)**



Request Summary:

The request is to rezone from the existing **Agricultural Industrial (AI)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sq. ft).

Zoning:

Uses	Current AI Zoning	Proposed M Zoning
	Agricultural	Industrial/Manufacturing
Acreage	1.03 +/- Acres (ac) (44,867 square feet (sq ft))	1.03 +/- ac (44,867 square feet (sq ft))
Density / Intensity	N/A	0.75 Floor Area Ratio (FAR).
Mathematical Maximum*	N/A	33,650 sq ft

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

Development Standards:

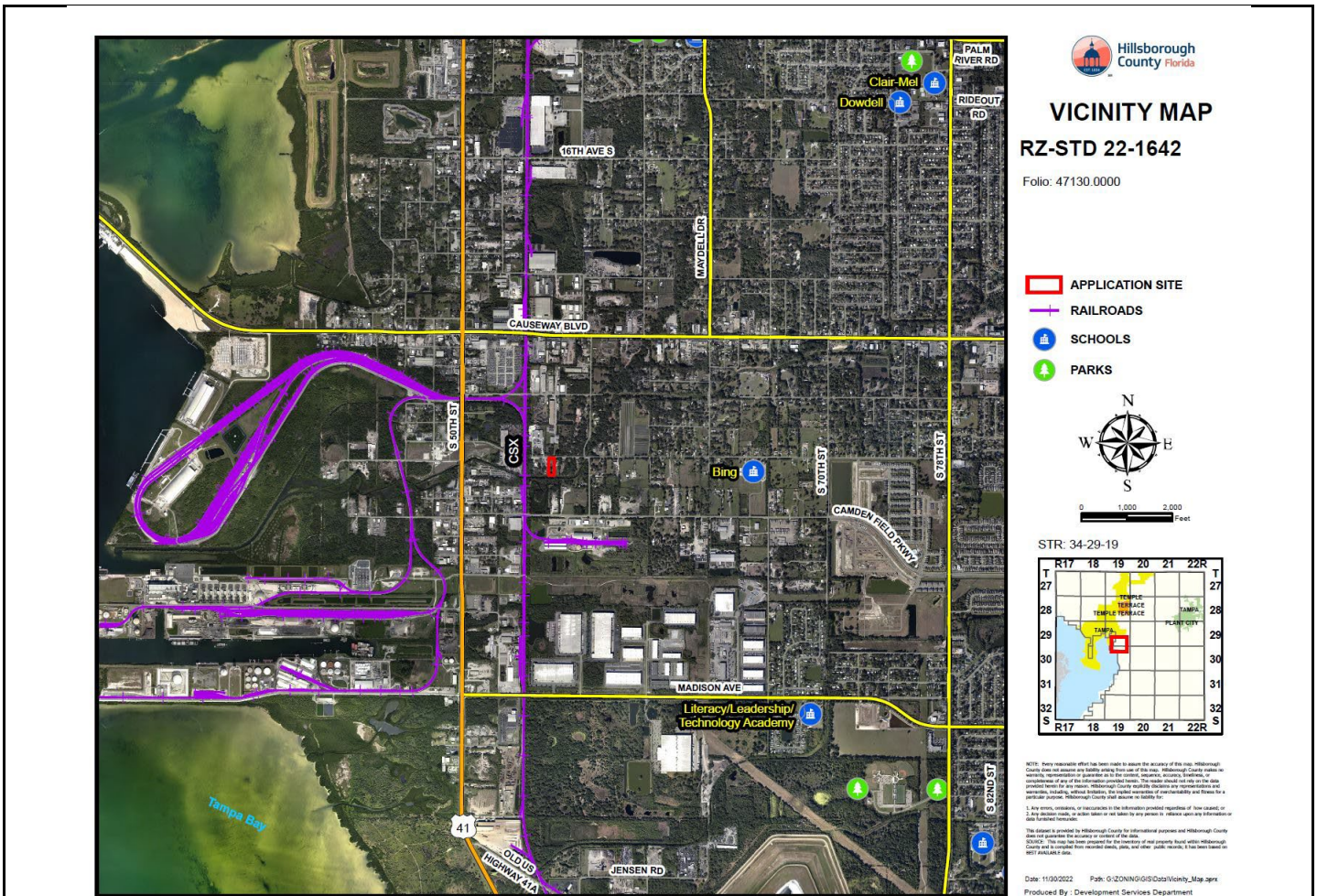
	Current AI Zoning	Proposed M (R) Zoning
Density / Intensity	1 du per 1 ac	0.75 FAR / 0.77 ac (33,650 sq ft)
Lot Size / Lot Width	1 Acre (43,560 sq ft) / 150'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	50' - Front (North) 15' - Sides (East & West) 50' - Rear (South)	0' -Front (North) 0' - Rear (South) 0' - Side (West) 30' (Plus 20' Type B Buffering) - Side (East)
Height	50'	110'

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

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

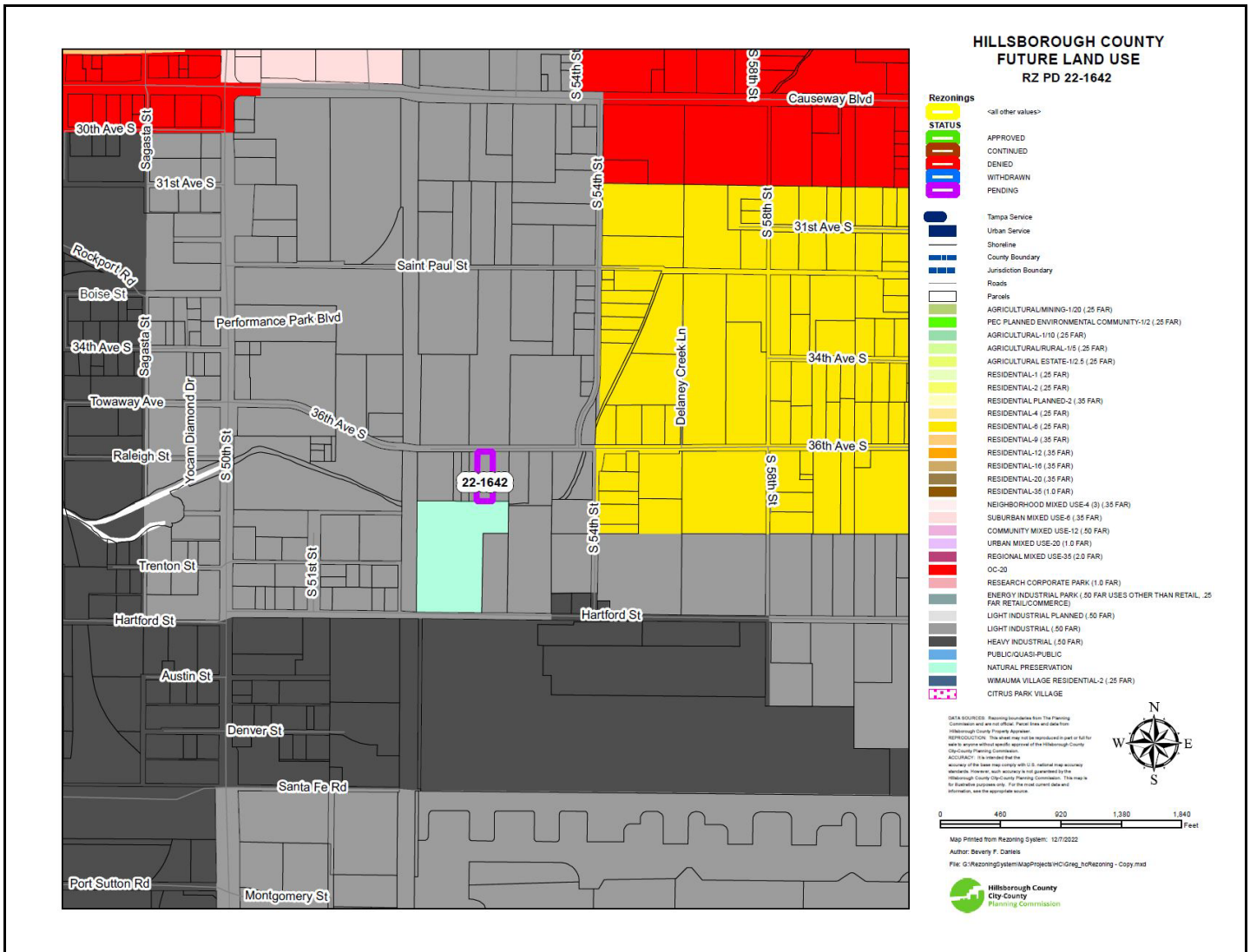


Context of Surrounding Area:

The site is surrounded by agricultural, commercial, and industrial use properties. The adjacent properties are zoned M to north, south and west; and AI to the east. The subject site's immediate surrounding area consist of properties within the LI FLU category.

2.0 LAND USE MAP SET AND SUMMARY DATA

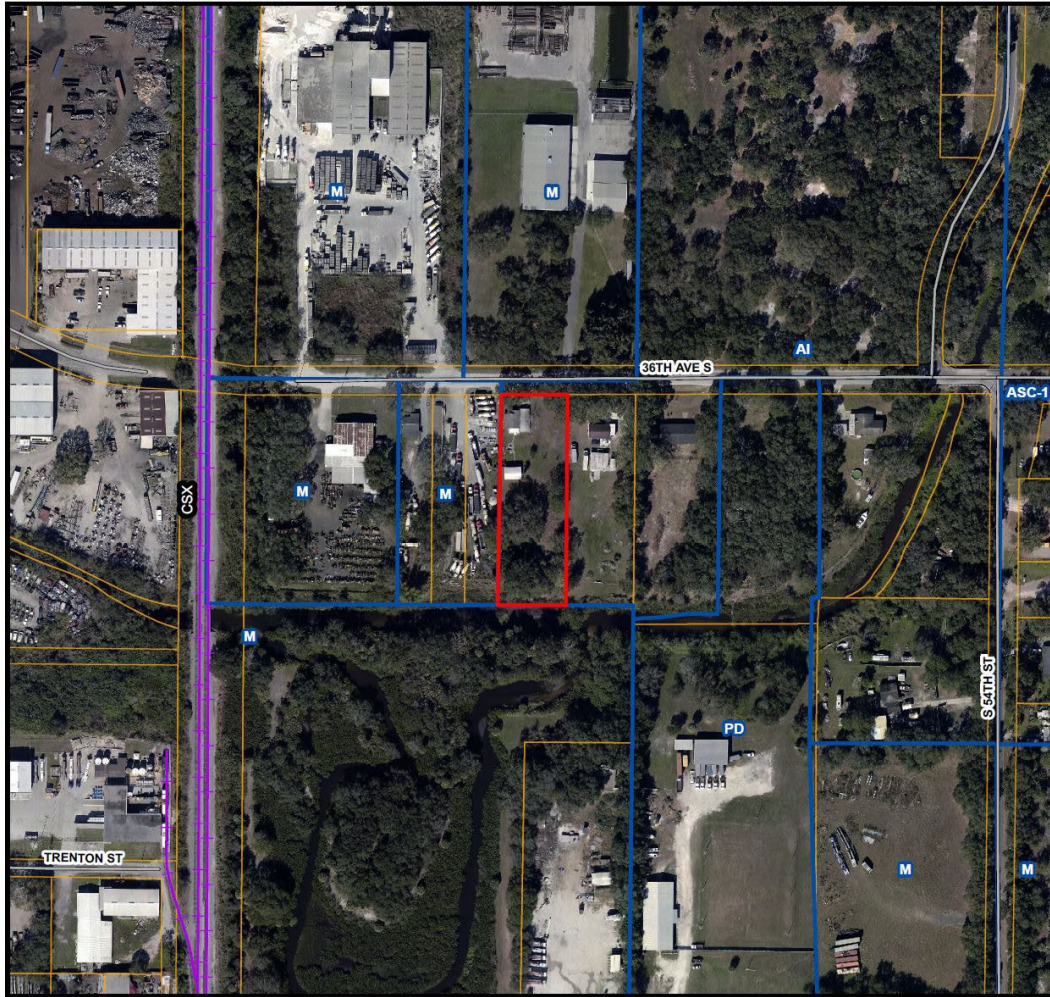
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial (LI)
Maximum Density/F.A.R.:	0.75 F.A.R.
Typical Uses:	Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
RZ-STD 22-1642
 Folio: 47130.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- T PARKS

STR: 34-29-19

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy or completeness of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, timeliness, or completeness of any of the information provided herein. This map should not rely on the data provided herein for any reason. Hillsborough County and its Board of County Commissioners and its Board of Planning and Economic Development do not warrant the accuracy, reliability, timeliness, or completeness of any information or data provided herein. This map is provided for informational purposes only and should not be used for any other purpose. Hillsborough County does not warrant the accuracy of this map.

Date: 11/29/2022 Path: G:\ZONING\GIS\Dist\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	M	0.75 FAR	Industrial/Manufacturing	Steel Warehouse
South	M	0.75 FAR	Industrial/Manufacturing	Vacant
West	M	0.75	Industrial/Manufacturing	Warehouse
East	AI	1 du/ 1 ac	Agricultural	Agricultural/ Single Family Dwelling

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

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
36 th Ave South	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	130	20	22
Difference (+/-)	+121	+19	+21

*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	

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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Report
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
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	
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	No Comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	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 type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of light industrial, agricultural, mixed, and commercial uses. The adjacent properties are zoned M to north, south and west; and AI to the east. The subject site’s immediate surrounding area consist of properties within the LI FLU category

The subject site is located within a Coastal High Hazard Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code.

The overall area is also within the City of Tampa Service Area with publicly owned and operated potable water and wastewater facilities available.

The size and depth of 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 light industrial and commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed M zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request **Approvable**.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:	 <p><i>IntegrISign Desktop</i> J. Brian Grady Tue Jan 10 2023 13:00:31</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>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

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: Greater Palm River/Central

DATE: 01/09/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1642

- 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 121 average daily trips, 19 trips in the a.m. peak hour, and 21 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 +/- 1.03 acres from Agricultural Industrial (AI) to Manufacturing (M). The site is located on the south side of 36th Ave S, +/- 640 feet west of the intersection of 36th Ave S and 54th St. The Future Land Use designation of the site is Light Industrial (LI).

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
AI, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, 33,000 sf of Manufacturing Uses (ITE Code 140)	130	20	22

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+121	+19	+21

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 121 average daily trips, 19 trips in the a.m. peak hour, and 21 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 36th Ave South. 36th Ave S is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 11-foot travel lanes. 36 Ave S lies within +/- 50 feet of Right of Way in the vicinity of the project. 36th Ave S does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to 36th Ave S. 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

36th Ave S is not a regulated roadway and as such is not included in the Level of Service Report.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 17, 2023 Report Prepared: January 5, 2023	Petition: RZ 22-1642 5217 South 36th Avenue <i>On the south side of South 36th Avenue, west of South 54th Street</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Light Industrial (0.75 FAR)
Service Area:	Urban
Community Plan:	Greater Palm River Area
Requested Zoning:	Agricultural Industrial (AI) to Manufacturing (M) to construct a concrete manufacturing facility
Parcel Size (Approx.):	1.04 acres +/- (45,302 square feet)
Street Functional Classification:	South 36 th Avenue – Collector South 54 th Street – Local
Locational Criteria:	N/A
Evacuation Zone:	A



Context

- The approximately 1.04 +/- acre subject site is located on the south side of South 36th Avenue and west of South 54th Street. The subject site is located within the Urban Service Area and the Coastal High Hazard Area. It is also within the limits of the Greater Palm River Area Community Plan.
- The subject site's Future Land Use classification is Light Industrial (LI) on the Future Land Use Map. Typical uses of LI include processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments and recreational facilities. Free standing suburban scale neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet). Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- LI surrounds the west, north and east sides of the subject site. Natural Preservation (NP) is located directly to the south. Further east is an extended area of Residential-6 (RES-6). Heavy Industrial (HI) is located further south of the subject site.
- The subject site is currently utilized as single-family residential. Single family residential uses are located directly to the east and further west of the subject site. Heavy industrial uses are utilized directly west, northwest and southeast. Light Industrial uses are utilized directly north, further west and further south. Public/Quasi Public uses are utilized directly south. There are several vacant parcels located further east, northeast and southeast. The area is industrial in character with public institutional, single family and vacant land uses interspersed throughout.
- The subject site is currently zoned as Agricultural Industrial (AI). AI zoning is directly adjacent to the east and further northeast. Manufacturing (M) zoning extends north, west and south of the subject site. A Planned Development (PD) zoning is located further southeast of the subject site.
- The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to Manufacturing (M).

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.

General Criteria

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.

5.1 COMPATIBILITY

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

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

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.

LIVABLE COMMUNITIES ELEMENT – Greater Palm River Area Community Plan

Planning and Growth/Economic Development

Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs

Strategies

1. The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.
3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.
8. Support well designed, compatible densities and intensities at appropriate locations.

Goal 5b: Economic Development - Provide opportunities for business growth and jobs in the Palm River Area.

Strategies

2. Recognize and support the existing industrial and port areas that contribute to the economy and character of Palm River.

Staff Analysis of Goals, Objectives and Policies

The approximately 1.04+/- acre subject site is located on the south side of South 36th Avenue and west of South 54th Street. The subject site is located in the Urban Service Area and the Coastal High Hazard Area. It is located within the limits of the Greater Palm River Area Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Light Industrial (LI). The applicant is requesting to rezone the subject site from Agricultural Industrial (AI) to Manufacturing (M) with the intent to construct a concrete manufacturing facility.

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. The proposed request is consistent with this policy direction.

FLUE 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 currently AI and the applicant is proposing to rezone the site to M to allow for the construction of a concrete manufacturing facility. This proposed change is compatible with the existing character of development in the area. The current development pattern contains several other similar industrial uses.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3 and 16.5. The development pattern of the surrounding area shows several other industrial uses and manufacturing zoning areas. Policy 16.5 restricts high intensity non-residential land uses that are adjacent to established neighborhoods to collector roadways. South 36th Avenue is classified as a collector roadway which makes the subject site viable for higher intensity uses. The applicant will be required to construct a buffer on the east side of the subject site. This will address the compatibility conflicts with the single-family residential uses that are currently utilized directly to the east. The buffer will also adhere to General Criteria Policy 17.7, which requires development and redevelopment to mitigate adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses. This being considered, a rezoning to M would reflect a development pattern that is in keeping with the existing development pattern, consistent with the aforementioned policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 12, Objective 12-1, and Policy 12-1.4 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to allow for the construction of a concrete manufacturing facility would be consistent with this policy direction.

The subject site meets the intent of Goal 5a of the Greater Palm River Area Community Plan. This goal seeks to promote and provide for opportunities for compatible well designed public use, residential and business growth and jobs. The subject site is located within the desired area for industrial uses on the Adopted Concept Map. The proposed rezoning from AI to M would also reflect existing community patterns and would support an appropriate intensity at the subject site location.

The subject site also meets the intent of Goal 5b of the Greater Palm River Area Community Plan. This goal seeks to provide opportunities for business growth and jobs in the Palm

River Area. The applicant's proposal would not only encourage business and job growth, but it would also support the existing industrial area that contributes to the Palm River economy.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* 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 *Unincorporated Hillsborough County Comprehensive Plan*.

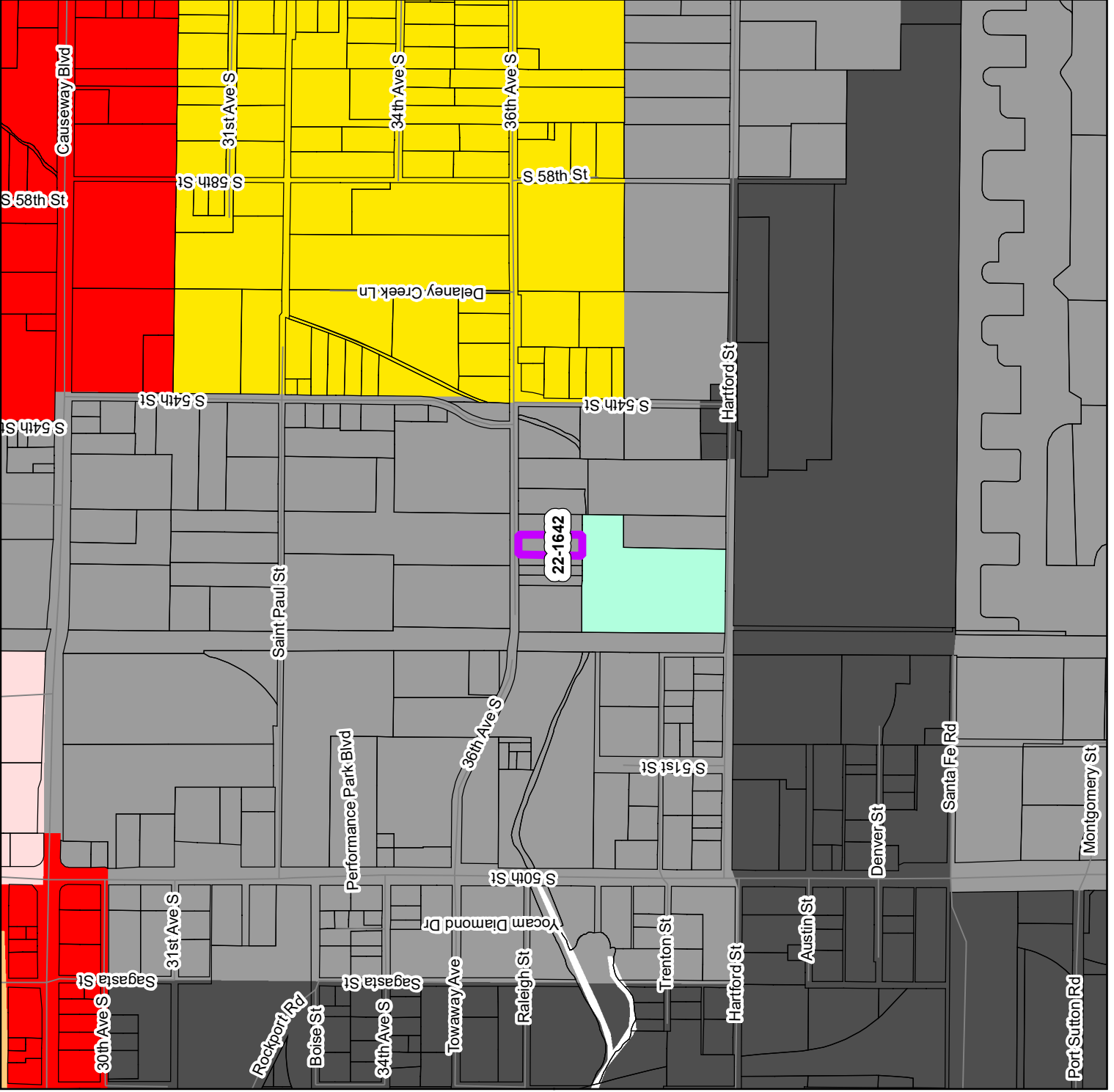
HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-1642

- Rezonings
- STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - AGRICULTURAL/MINING-120 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL-RURAL-1/5 (.25 FAR)
 - AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - 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/QUASIPUBLIC
 - 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. The information on this map is for informational purposes only. It is intended that the information on this map be used for informational purposes only. It is not intended to be used for any other purpose. The information on this map is not intended to be used for any other purpose. The information on this map is not intended to be used for any other purpose.



Map Printed from Rezoning System: 12/7/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Gis_H\Rezoning - Copy.mxd



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >