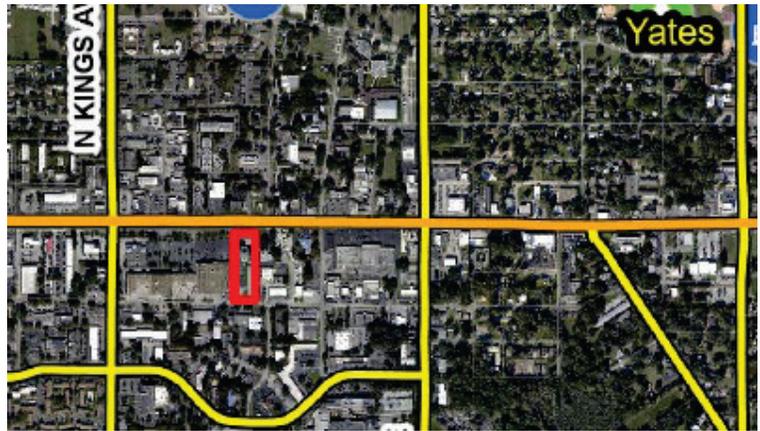


**Rezoning Application:** PD 22-0877  
**Zoning Hearing Master Date:** December 12, 2022  
**BOCC Land Use Meeting Date:** February 7, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** Rick Olson  
**FLU Category:** Urban Mixed Use – 20 (UMU-20)  
**Service Area:** Urban  
**Site Acreage:** 2.23  
**Community Plan Area:** Brandon  
**Overlay:** SR 60 Overlay



**Introduction Summary:**

The applicant is requesting a rezoning from CG to PD to accommodate the redevelopment of the property from a bank with a drive-through to a drive-through car wash.

Zoning	Existing	Proposed
District(s)	CG	PD
Typical General Use(s)	General Commercial, Office and Personal Services	Drive-Through Car Wash
Acreage	2.23	2.23
Density/Intensity	NA/FAR:0.27	NA/FAR:0.27
Mathematical Maximum*	26,227 SF GFA	26,227 SF GFA

\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	CG	PD
Lot Size / Lot Width	7,200 sf / 75'	10,000 sf / 40'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	10' Front 10' Rear 6' Sides
Height	50'	50'

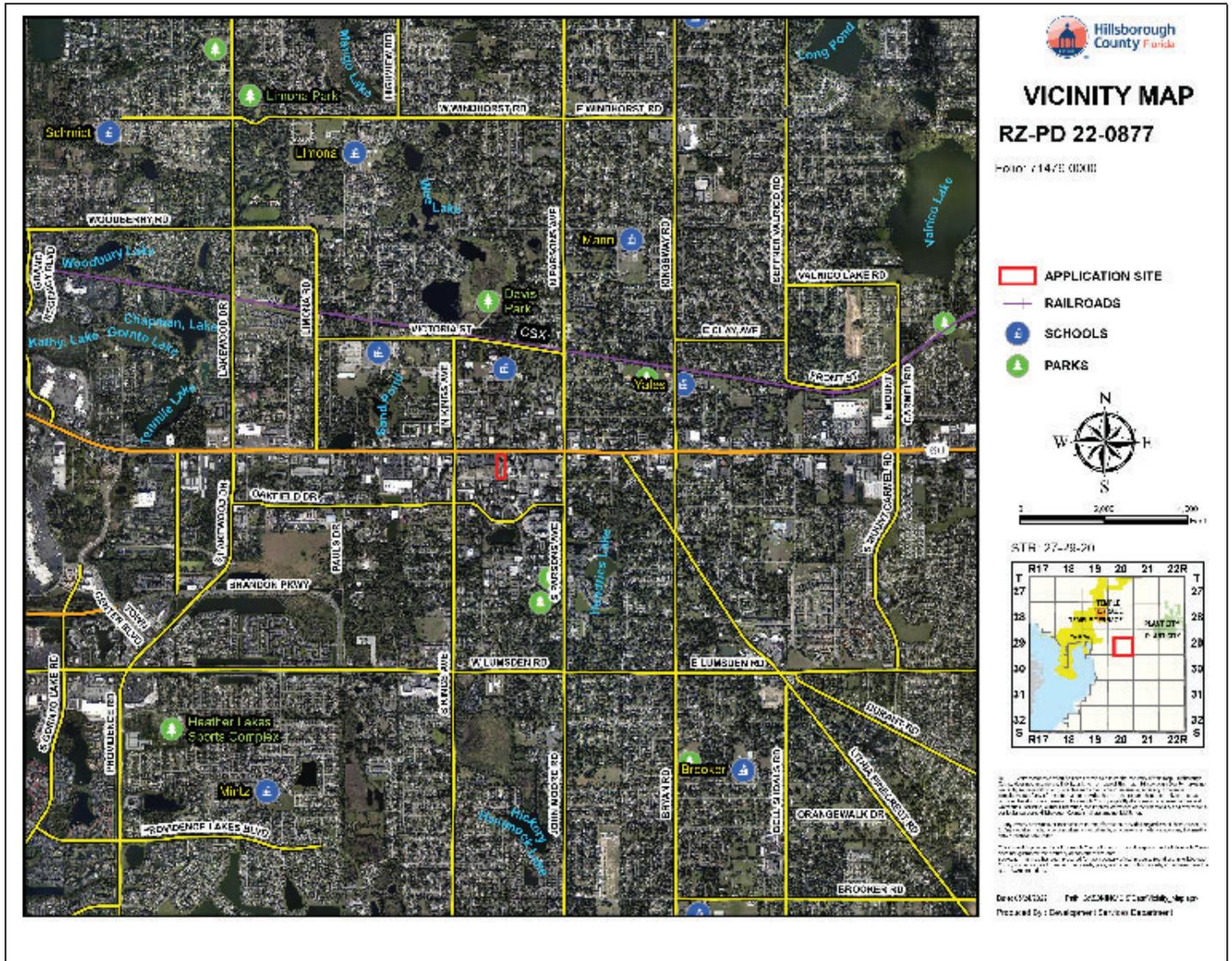
**Additional Information**

PD Variation(s)	LDC Part 6.05.00 Parking/Loading (6.05.02.N – Off-Street Loading Space, Required)
Waiver(s) to the Land Development Code	LDC Part 3.14.00 (Sec 3.15.05.3(a)) – Brandon Blvd Overlay Placement Requirements LDC Part 3.14.00 [(3.14.05.3(b)(1, 2, & 4) – Urban Sector Architectural Requirements]

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

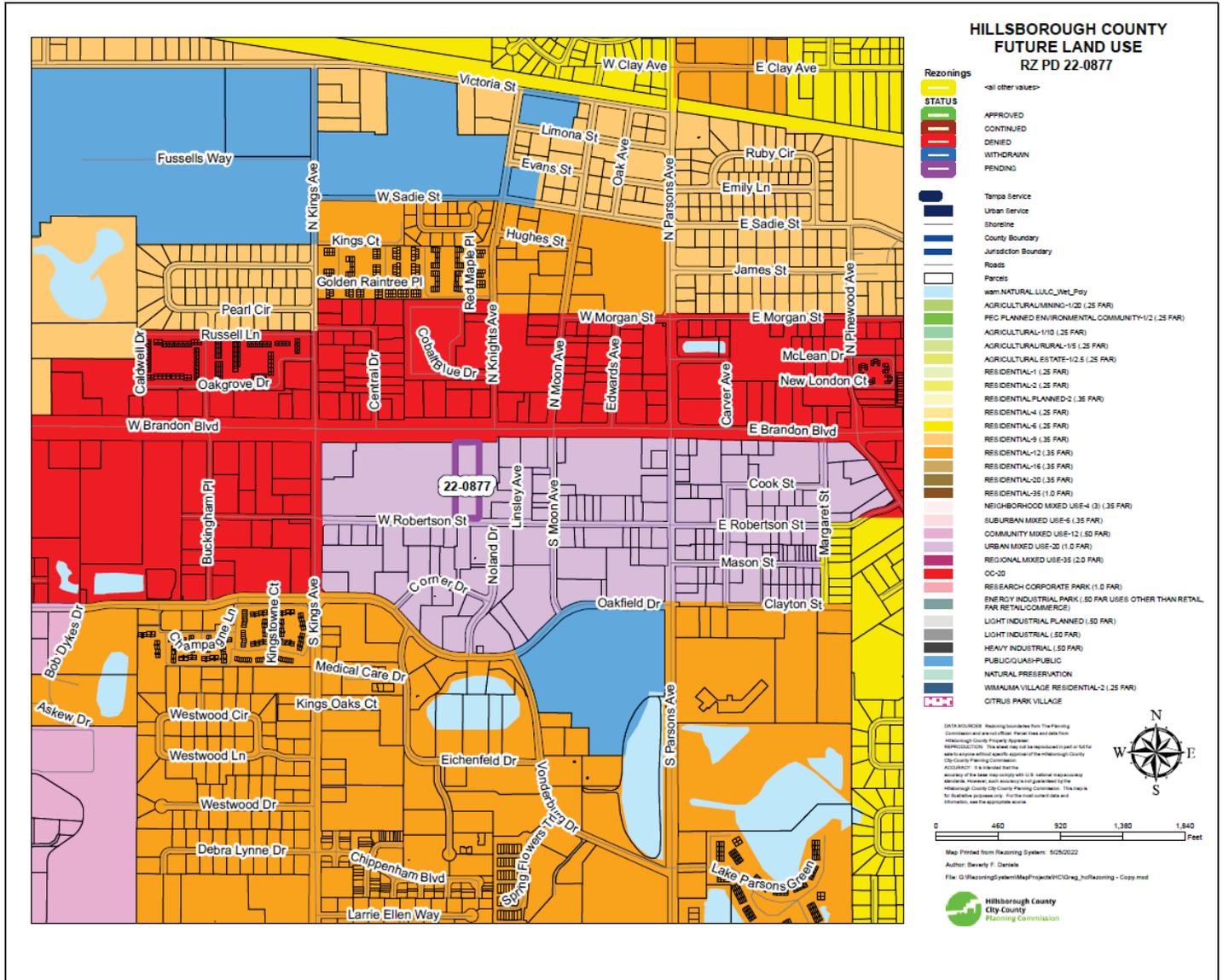


#### Context of Surrounding Area:

The subject fronts the Brandon Boulevard commercial corridor and is surrounded by a variety of non-residential developments. The properties to the north, east, and south are zoned CG and are used for office, medical office, a funeral parlor, vacant commercial and a bank building with drive-through. The property to the west is zoned PD 03-0109 and is developed as a shopping center.

2.0 LAND USE MAP SET AND SUMMARY DATA

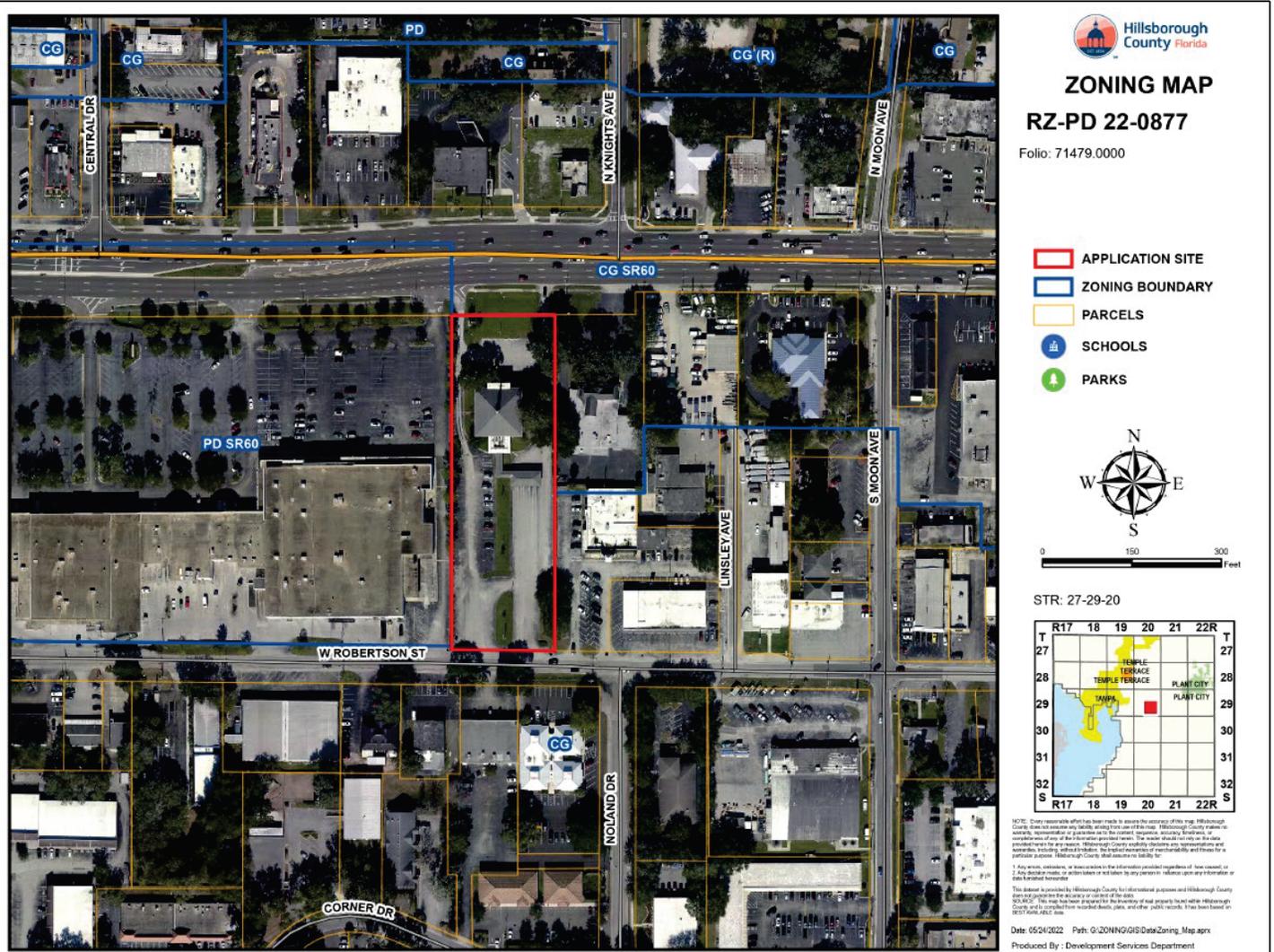
2.2 Future Land Use Map



Subject Site Future Land Use Category	UMU-20
Maximum Density/FAR	20 DU/GA; FAR: 1.00
Typical Uses	Residential, regional scale commercial uses (such as a mall), office and business par, research corporate park, light industrial, multi-purpose and clustered residential or mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

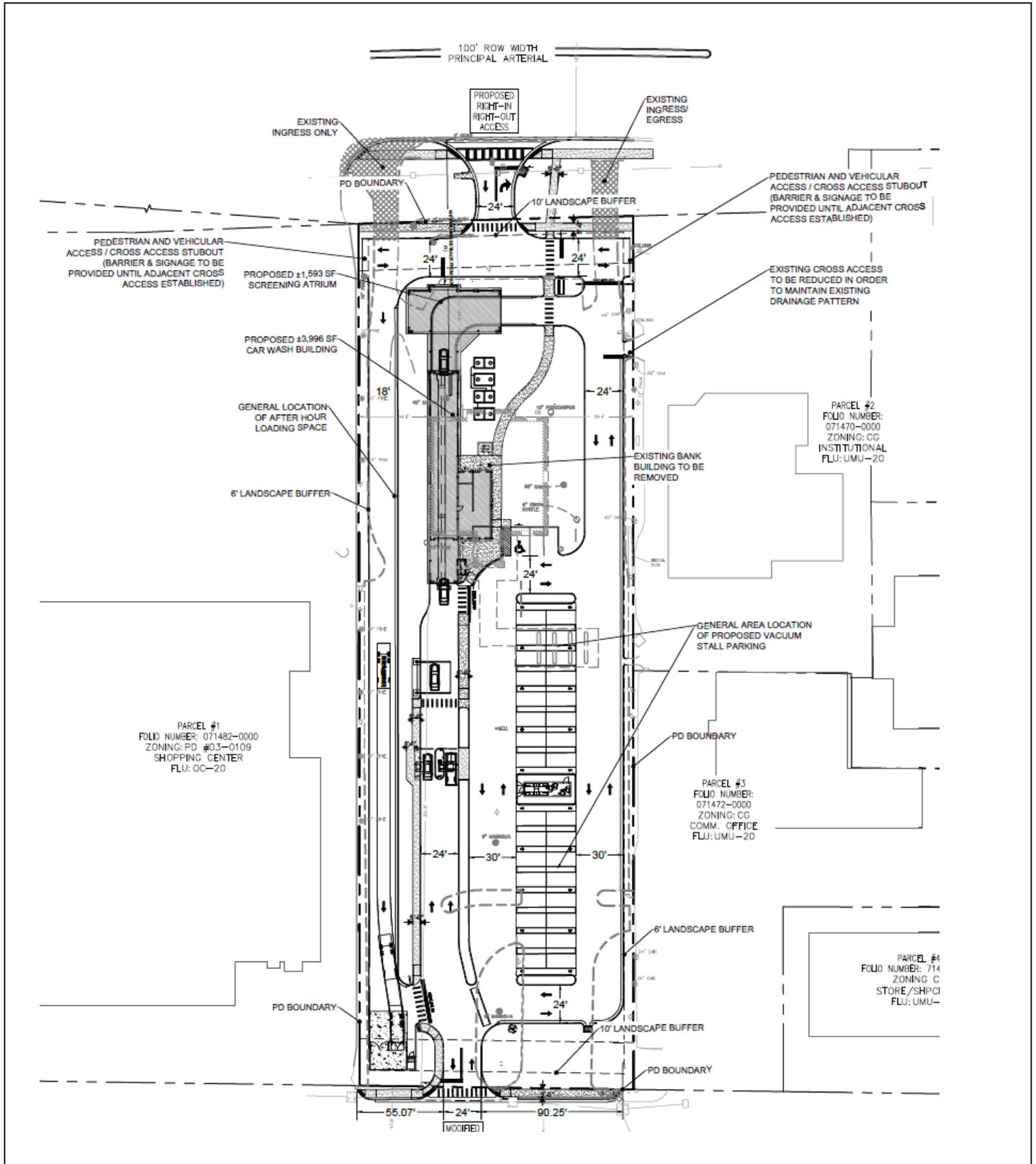


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	CG	NA/FAR: 0.27	General Commercial, Office, and Personal Services	Banking and Vacant Commercial
South	CG	NA/FAR: 0.27	General Commercial, Office, and Personal Services	Office and Vacant Commercial
East	CG	NA/FAR: 0.27	General Commercial, Office, and Personal Services	Funeral Parlor & Medical Office
West	PD 03-0109	NA/FAR: 0.29	General Commercial, Office, and Personal Services	Shopping Center

## 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)



**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
Brandon Blvd	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
Robertson Street.	County Local - Urban	2 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	1,231	122	258
Proposed	468	78	78
Difference (+/-)	-763	-44	-180

\*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	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Notes: Primary access is right in right out only on Brandon Blvd.

**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:



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed planned development would allow for a drive-through carwash to be located along the south side of Brandon Boulevard fronting a commercial corridor to the north on property. The subject property also faces commercial uses to the south along West Robertson Street. The proposed general development plans include a carwash that would be allowed to have up to 3,996 square feet and 32 vacuum bays which would result in an FAR of 0.04. Existing developments in the general vicinity are for nonresidential use. The properties to the north consist of a vacant commercial site and a bank building with a drive-through; the property to the west is developed as a shopping center that allows development with a FAR of 0.29 with up to 152,105 square feet of commercial general use; the properties to the east are developed as a funeral parlor and medical office; and the properties to the south are developed for office and commercial use. The applicant is requesting one variation and two waivers to development standards.

The applicant's justification for the variation to LDC 6.05.02.N for off-street loading space is that the proposed carwash use would have infrequent deliveries that would be limited to the hours outside of operation. Additionally, customers would not be parked or accessing the site during deliveries, which would allow for open drive-aisles with adequate widths for loading and emergency vehicle access if needed. Based on the nature of a carwash's daily operations, the restricted delivery hours, and how the proposed building would unlikely be able to be adapted to a use that would require more typical loading requirements, staff finds that strict adherence to the loading space requirement would place an undue burden upon the applicant in developing the site as a carwash.

The applicant is requesting a waiver from LDC Part Section 3.14.05.3(a) for the building placement requirements of the Brandon Boulevard Overlay District. The proposed setback of the front building facade is approximately 42 feet where Section 3.14.05.3(a) of the LDC limits the setback of the front facade to no less than 10 feet and no more than 20 feet. The basis for the waiver request is the site constraints caused by the Florida Department of Transportation's (FDOT) requirement that a frontage road cross access must be provided to the properties to the east and west which result in a building placement beyond the maximum 20-foot front setback. In order to meet the intent of the code and to comply with the FDOT cross-access road requirement, the maximum setback line is being re-established from the edge of cross-access easement. Staff finds that the proposed front building facade setback, which varies from approximately 10.7 to 15 feet from the cross access easement, meets the intent of LDC Section 3.14.05.3(a).

The applicant is also requesting a waiver from LDC Section 3.14.05.3(b)(1, 2, & 4) pertaining to the Brandon Boulevard overlay Urban Sector architectural requirements for facades, exterior cladding, and roofs. The building materials, embellishments, and design features as shown in the building elevations provided by the applicant and will be required as a condition of approval to mitigate the deviations from strict interpretation of the code.

Based on the adjacent zonings and uses identified in this report, staff find the proposed planned development compatible with the existing zoning districts and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

## 6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Revise the label on the site plan that reads “Proposed right in right out access” to read “Pedestrian and Temporary vehicular access - see conditions of approval”.
- Revise labels reading “existing egress” to read “existing access to be removed”.
- Revise the note that reads” EXISTING CROSS ACCESS TO BE REDUCED IN ORDER TO MAINTAIN EXISTING DRAINAGE PATTERN” to include information that no vehicular cross access will be allowed.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 22, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development of the project shall be limited to a carwash with 3,996 square feet of building area and carwash related accessory uses.
3. The carwash building shall be designed and constructed with the building materials, embellishments, and design features as depicted in the building elevations provided by the applicant that were received on November 22, 2022.
4. The carwash building shall be located as depicted on the general development plan.
5. Deliveries shall be prohibited during business hours of operation.
6. Required landscape buffers shall be as follows:
  - Front: 10 feet
  - Rear: 10 feet
  - Sides: 6 feet
7. The maximum building height shall be 50 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.
8. The maximum building coverage shall be 27%.
9. The applicant shall be permitted a maximum of one (1) vehicular connection to SR 60 along its northern property boundary. Notwithstanding the above, such access shall be closed upon request of FDOT provided a complete and functional access/cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary) is provided.
10. The access shall be closed by the developer, or if possible and authorized by FDOT, an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**



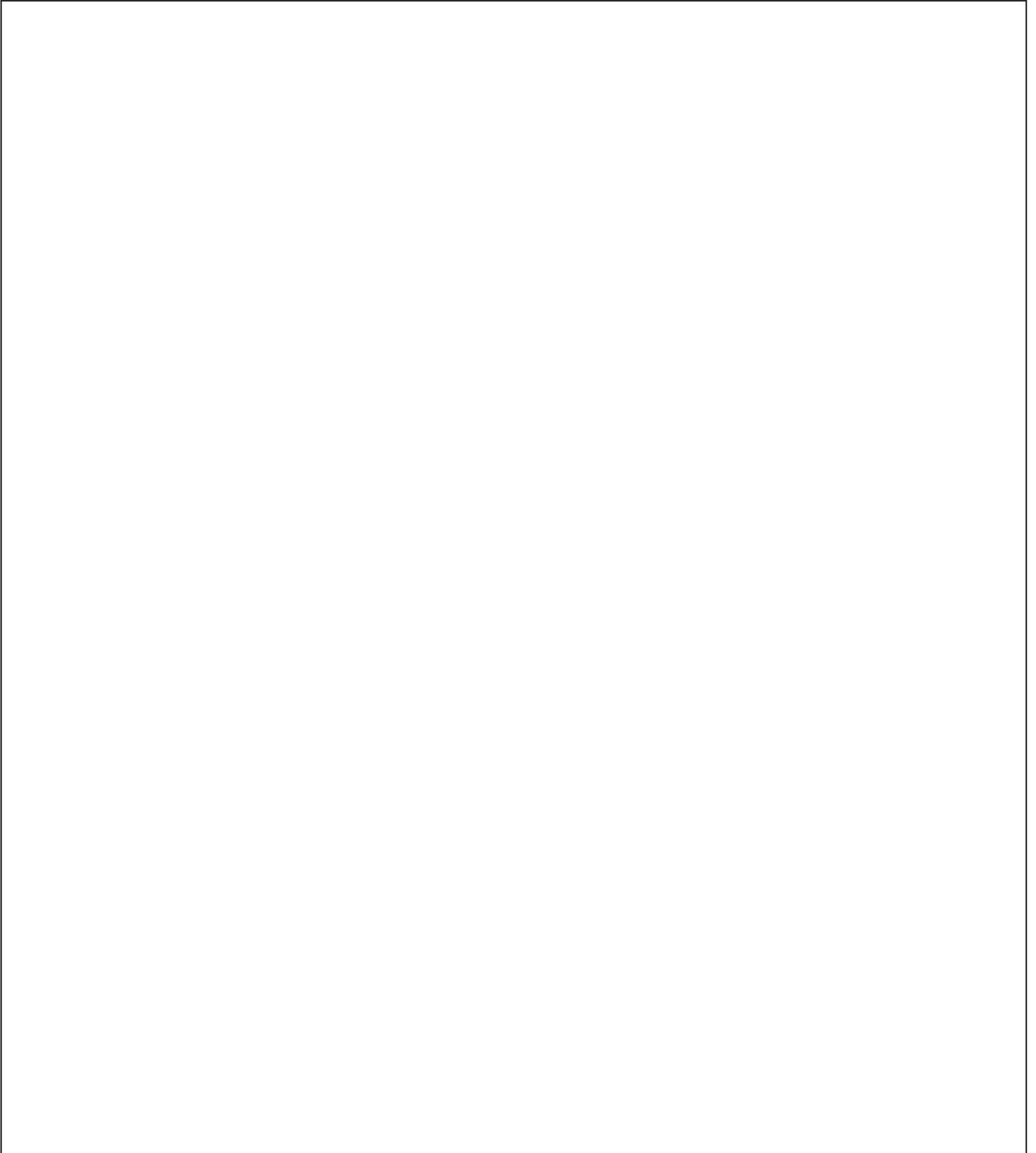
J. Brian Grady  
Fri Dec 2 2022 16:09:30

**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**

## **8.0 PROPOSED SITE PLAN (FULL)**









**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Brandon/Central

**DATE:** 12/02/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 22-0877

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- |                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | This agency has no comments.                                                |
| <input type="checkbox"/>            | This agency has no objection.                                               |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 763 average daily trips, a decrease of 44 trips in the a.m. peak hour, and a decrease in 180 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

Staff is requesting the following conditions:

*New Conditions:*

- The applicant shall be permitted a maximum of one (1) vehicular connection to SR 60 along its northern property boundary. Notwithstanding the above, such access shall be closed upon request of FDOT provided a complete and functional access/cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary) is provided.
- The access shall be closed by the developer, or if possible and authorized by FDOT, an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Revise the label on the site plan that reads “Proposed right in right out access” to read “Pedestrian and Temporary vehicular access - see conditions of approval”
- Revise labels reading “existing egress” to read “existing access to be removed”
- Revise the note that reads” EXISTING CROSS ACCESS TO BE REDUCED IN ORDER TO MAINTAIN EXISTING DRAINAGE PATTERN” to include information that no vehicular cross access will be allowed.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 2.23 acres from Commercial General (CG) to Planned Development (PD). The subject PD proposes a ±3,996 sf car wash. The site is located +/- 0.19 miles east of the intersection of Brandon Blvd and Kings Ave. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, consistent with the applicant’s analysis, and based upon a generalized worst-case scenario.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,270 sf Drive-in Bank (ITE code 912)	1,231	122	258

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Tunnel Automated Car Wash (ITE code 948)	468	78	78

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-763</b>	<b>-44</b>	<b>-180</b>

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 763 average daily trips, a decrease of 44 trips in the a.m. peak hour, and a decrease in 180 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Brandon Blvd and Robertson Street. Brandon Blvd is 6-lane, FDOT maintained, principal arterial roadway, characterized by +/-12 ft travel lanes. The existing right-of-way on Brandon Blvd is +/-187 ft. There are sidewalks, curb, and bike facilities on both sides of Brandon Blvd in the vicinity of the proposed project. Robertson Street is a 2-lane, undivided Hillsborough County maintained local roadway, characterized by +/-21 feet of pavement. The existing right-of-way on Robertson St. is +/-70 ft. There are no sidewalks, curb, or bike facilities on either side of Robertson Street in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

The project is proposing one (1) right in right out access on Brandon Blvd and one (1) full access to Robertson St. The right in right access to Brandon Blvd may be closed if required by FDOT and vehicle access to Brandon Blvd would be provided through cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary). The access shall be closed by the developer, or if possible and authorized by FDOT an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit. Vehicular and pedestrian cross access is provided to the east and west per section 6.04.03.Q of the Hillsborough County Land Development Code.

**ROADWAY LEVEL OF SERVICE (LOS)**

Robertson Street is not a regulated roadway and as such was not included in the Level of Service Report. Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRANDON BLVD / SR60	KINGSWAY RD	VALRICO RD	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
Brandon Blvd	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
Robertson Street.	County Local - Urban	2 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	1,231	122	258
Proposed	468	78	78
Difference (+/-)	-763	-44	-180

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Notes: Primary access is right in right out only on Brandon Blvd.

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-PD 22-0877
<b>Hearing date:</b>	December 12, 2022
<b>Applicant:</b>	Rick Olson
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	403 W. Brandon Boulevard, Brandon
<b>Parcel size:</b>	2.23 acres +/-
<b>Existing zoning:</b>	CG, SR60
<b>Future land use designation:</b>	UMU-20 (20 du/ga; 1.0 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Brandon Community Plan

**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**1.0 APPLICATION SUMMARY**

**Applicant:** Rick Olson  
**FLU Category:** Urban Mixed Use – 20 (UMU-20)  
**Service Area:** Urban  
**Site Acreage:** 2.23  
**Community Plan Area:** Brandon  
**Overlay:** SR 60 Overlay



**Introduction Summary:**  
 The applicant is requesting a rezoning from CG to PD to accommodate the redevelopment of the property from a bank with a drive-through to a drive-through car wash.

Zoning	Existing	Proposed
District(s)	CG	PD
Typical General Use(s)	General Commercial, Office and Personal Services	Drive-Through Car Wash
Acreage	2.23	2.23
Density/Intensity	NA/FAR:0.27	NA/FAR:0.27
Mathematical Maximum*	26,227 SF GFA	26,227 SF GFA

\*number represents a pre-development approximation

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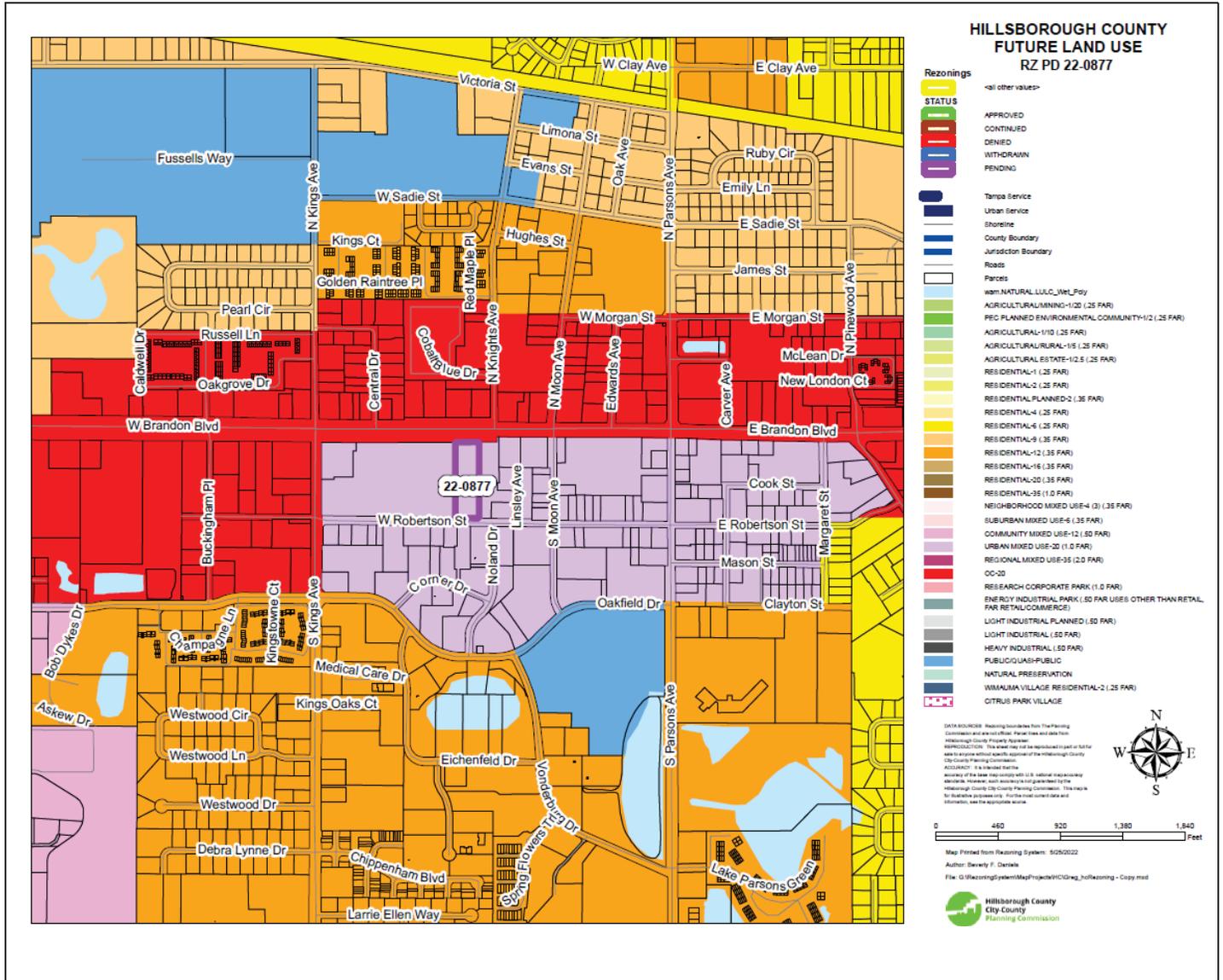
Additional Information	
PD Variation(s)	LDC Part 6.05.00 Parking/Loading (6.05.02.N – Off-Street Loading Space, Required)
Waiver(s) to the Land Development Code	LDC Part 3.14.00 (Sec 3.15.05.3(a)) – Brandon Blvd Overlay Placement Requirements LDC Part 3.14.00 [(3.14.05.3(b)(1, 2, & 4) – Urban Sector Architectural Requirements]

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

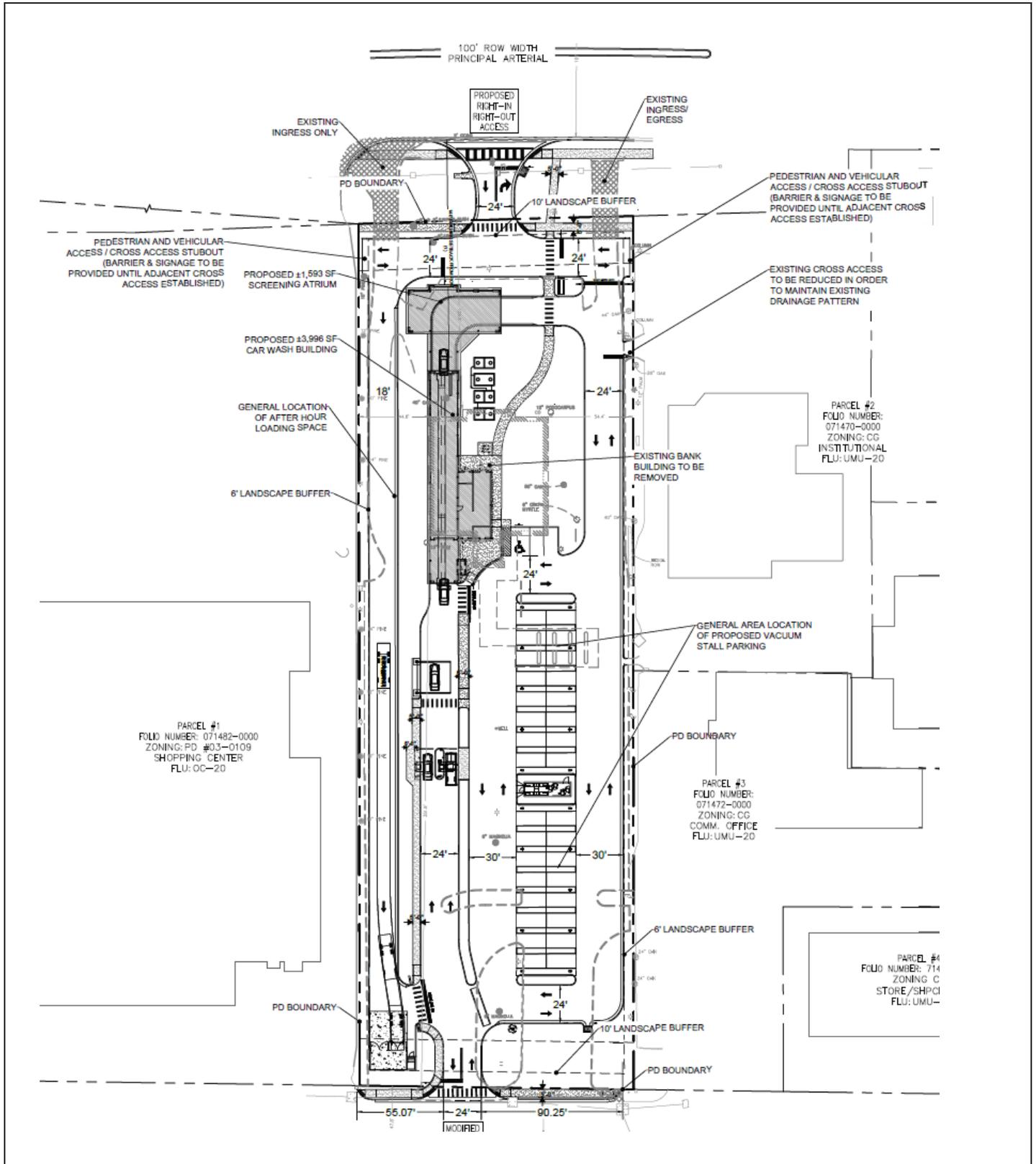


Subject Site Future Land Use Category	UMU-20
Maximum Density/FAR	20 DU/GA; FAR: 1.00
Typical Uses	Residential, regional scale commercial uses (such as a mall), office and business par, research corporate park, light industrial, multi-purpose and clustered residential or mixed use.



## 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)



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

**Adjoining Roadways (check if applicable)**

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**Design Exception/Administrative Variance**  Not applicable for this request

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



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed planned development would allow for a drive-through carwash to be located along the south side of Brandon Boulevard fronting a commercial corridor to the north on property. The subject property also faces commercial uses to the south along West Robertson Street. The proposed general development plans include a carwash that would be allowed to have up to 3,996 square feet and 32 vacuum bays which would result in an FAR of 0.04. Existing developments in the general vicinity are for nonresidential use. The properties to the north consist of a vacant commercial site and a bank building with a drive-through; the property to the west is developed as a shopping center that allows development with a FAR of 0.29 with up to 152,105 square feet of commercial general use; the properties to the east are developed as a funeral parlor and medical office; and the properties to the south are developed for office and commercial use. The applicant is requesting one variation and two waivers to development standards.

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The applicant is also requesting a waiver from LDC Section 3.14.05.3(b)(1, 2, & 4) pertaining to the Brandon Boulevard overlay Urban Sector architectural requirements for facades, exterior cladding, and roofs. The building materials, embellishments, and design features as shown in the building elevations provided by the applicant and will be required as a condition of approval to mitigate the deviations from strict interpretation of the code.

Based on the adjacent zonings and uses identified in this report, staff find the proposed planned development compatible with the existing zoning districts and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions.

## 6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Revise the label on the site plan that reads “Proposed right in right out access” to read “Pedestrian and Temporary vehicular access - see conditions of approval”.
- Revise labels reading “existing egress” to read “existing access to be removed”.
- Revise the note that reads” EXISTING CROSS ACCESS TO BE REDUCED IN ORDER TO MAINTAIN EXISTING DRAINAGE PATTERN” to include information that no vehicular cross access will be allowed.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 22, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development of the project shall be limited to a carwash with 3,996 square feet of building area and carwash related accessory uses.
3. The carwash building shall be designed and constructed with the building materials, embellishments, and design features as depicted in the building elevations provided by the applicant that were received on November 22, 2022.
4. The carwash building shall be located as depicted on the general development plan.
5. Deliveries shall be prohibited during business hours of operation.
6. Required landscape buffers shall be as follows:
  - Front: 10 feet
  - Rear: 10 feet
  - Sides: 6 feet
7. The maximum building height shall be 50 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.
8. The maximum building coverage shall be 27%.
9. The applicant shall be permitted a maximum of one (1) vehicular connection to SR 60 along its northern property boundary. Notwithstanding the above, such access shall be closed upon request of FDOT provided a complete and functional access/cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary) is provided.
10. The access shall be closed by the developer, or if possible and authorized by FDOT, an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**



J. Brian Grady  
Fri Dec 2 2022 16:09:30

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on December 12, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Ms. Maleia Storum spoke on behalf of the applicant. Ms. Storum presented the rezoning request, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

### **Planning Commission**

Ms. Yaneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted to the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Chris Ferrari, Olson Land Partners, stated he is one of the applicant's owners. Mr. Ferrari spoke in support of the rezoning, thanked county staff, and stated the applicant's architect and engineer were all present and available to answer questions.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

### **Development Services Department**

Mr. Grady stated Development Services Department had nothing further.

### **Applicant Rebuttal**

Ms. Storum stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-0877.

## **C. EVIDENCE SUBMITTED**

No additional documentary evidence was submitted to the record at the hearing.

#### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 2.23 acres at 403 W. Brandon Boulevard, Brandon.
2. The Subject Property is designated UMU-20 on the Future Land Use Map and is zoned CG with SR60 Overlay.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
4. The Subject Property fronts Brandon Boulevard (State Road 60) to the north and West Robertson Street to the south. The general area surrounding the Subject Property consists of non-residential development. Properties to the north, east, and south are zoned CG and include office, medical office, funeral parlor, vacant commercial, and a bank with drive-through facility. The property to the west is zoned PD 03-0109 and is developed as a shopping center.
5. The applicant is requesting to rezone the Subject Property from CG to Planned Development to accommodate redevelopment of the Subject Property from a bank with drive-through to a drive-through car wash.
6. The applicant is requesting a PD Variation to LDC section 6.05.02.N., Off-Street Loading Space, Required, which provides that every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall have one or more loading berths or other space for standing, loading, and unloading. The applicant's justifications for the variation include that the proposed carwash use would have infrequent deliveries that would be limited to hours outside of the carwash operation, and customers would not be parked on the site or accessing the site during deliveries, and the variation would allow for open drive-aisles with adequate widths for loading and emergency vehicle access. Development Services staff found that strict adherence to the LDC's loading space requirements would place an undue burden on the applicant in developing the Subject Property as a carwash, based on the nature of carwash operations, proposed restricted delivery hours, and likely inability to adapt the proposed building to the typical loading requirements.
7. The applicant is requesting a waiver to LDC section 3.14.05.3.a., State Road 60 (Brandon Boulevard) Overlay District, Urban Sector, which requires a front yard setback that is a minimum of 10 feet and a maximum of 20 feet. The applicant is proposing a front building façade setback of approximately 42 feet based on site constraints due to Florida Department of Transportation's requirement that a frontage road cross access must be provided to the properties to the east and west. The applicant proposes establishing the building façade from the cross-access point. Development Services staff found the proposed front building façade

setback varies from approximately 10.7 to 15 feet from the cross-access and meets the intent of LDC section 3.14.05.3.a.

8. The applicant is requesting a waiver to LDC section 3.14.05.3.b.(1), (2), and (4), which require specific building façade, exterior cladding, and roof designs. The applicant submitted building elevations depicting the building materials, embellishments, and design features that will be required as a condition of approval to mitigate deviations from strict LDC requirements.
9. Development Services staff found the proposed Planned Development rezoning compatible with the existing zoning districts and development pattern in the surrounding area, and staff recommends approval subject to conditions based on the applicant's general site plan submitted November 22, 2022.
10. Planning Commission staff found the proposed Planned Development rezoning consistent with the Brandon Community Plan and the Unincorporated Hillsborough County Comprehensive Plan.
11. The LDC at section 5.03.06.C.6.a. governs Variations for Site Design in Planned Development zoning districts and states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.

12. Findings on LDC 5.03.06.C.6.b. variation criteria:
  - 1) **The variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.** Yes. The conditions of approval require that deliveries be restricted to hours outside the carwash operation hours so that carwash customers will not be accessing or parking on the Subject Property during carwash operating hours. The applicant's site plan shows the variation will accommodate a site design that provides open drive aisles with adequate widths for loading and unloading and for emergency vehicle access and will provide screening and buffering to adjacent properties. The record evidence supports a finding that the variation is necessary to achieve

creative, innovative development that could not be accommodated by strict adherence to the current regulations.

- 2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The conditions of approval require that deliveries be restricted to hours outside the carwash operation hours so that carwash customers will not be accessing or parking on the Subject Property during carwash operating hours. The applicant's site plan shows the variation will accommodate a site design that provides open drive aisles with adequate widths for loading and unloading and for emergency vehicle access and will provide screening and buffering to adjacent properties. The record evidence supports a finding that the variation is mitigated through enhanced design features proportionate to the degree of variation.
- 3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The conditions of approval require that deliveries be restricted to hours outside the carwash operation hours so that carwash customers will not be accessing or parking on the Subject Property during carwash operating hours. The applicant's site plan shows the variation will accommodate a site design that provides open drive aisles with adequate widths for loading and unloading and for emergency vehicle access and will provide screening and buffering to adjacent properties. The record evidence supports a finding that the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County
- 4) **The variation will not substantially interfere with or injure the rights of adjacent property owners.** Yes. The conditions of approval require that deliveries be restricted to hours outside the carwash operation hours so that carwash customers will not be accessing or parking on the Subject Property during carwash operating hours. The applicant's site plan shows the variation will accommodate a site design that provides open drive aisles with adequate widths for loading and unloading and for emergency vehicle access and will provide screening and buffering to adjacent properties. The record evidence supports a finding that the variation will not substantially interfere with or injure the rights of adjacent property owners.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The record evidence demonstrates the proposed Planned Development zoning is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

## F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

## G. SUMMARY

The applicant is requesting to rezone the Subject Property from CG to Planned Development to accommodate redevelopment of the Subject Property from a bank with drive-through to a drive-through car wash. The applicant is requesting a PD Variation to LDC section 6.05.02.N., Off-Street Loading Space, Required, which provides that every use requiring the receipt or distribution, by vehicles, of materials and merchandise shall have one or more loading berths or other space for standing, loading, and unloading. The applicant is requesting a waiver to LDC section 3.14.05.3.a., State Road 60 (Brandon Boulevard) Overlay District, Urban Sector, which requires a front yard setback that is a minimum of 10 feet and a maximum of 20 feet. The applicant is requesting a waiver to LDC section 3.14.05.3.b.(1), (2), and (4), which require specific building façade, exterior cladding, and roof designs.

## H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to conditions set out in the Development Services staff report based on the applicant’s general site plan submitted November 22, 2022

  
Pamela Jo Hatley PhD, AD  
Land Use Hearing Officer

January 5, 2023  
Date:



Zoning Master Hearing  
December 12, 2022

1 reconvening the December 12, 2022 Zoning Hearing Master Meeting  
2 and I'm ready to call the next case please.

3 MR. GRADY: The next item, D.4 was withdrawn. So the  
4 next item is D.5, Rezoning PD 22-0877. The applicant's  
5 Rick Olson. The request is a rezone from CG to a plan  
6 development. Sam Ball with County Staff will provide staff  
7 recommendation after presentation by the applicant.

8 MS. STORUM: Hello. Maleia Storum. Foaming  
9 Consulting (phonetically), 1410 NW Shore Boulevard. We're here  
10 as we worked with staff on this redevelopment of the parcel that  
11 used to be a bank for a 3,996 square foot car wash. We've  
12 worked with Staff in depth on this site plan, as well as on the  
13 transportation and architectural aspects of this site plan. And  
14 we're here for any questions you may have.

15 HEARING MASTER: Okay. Thank you. I don't think I  
16 have any questions for you. Please be sure and sign in with the  
17 Clerk. Thank you. Development Services.

18 MR. BALL: Good evening. Sam Ball, Hillsboro County  
19 Development Services. The applicant is requesting to rezone a  
20 2.23 acre property located at 403 West Brandon Boulevard from  
21 commercial general to plan development in order to redevelop the  
22 property from a branch -- from a bank with a drive-thru to a  
23 drive-thru car wash. The subject property is located within the  
24 urban sector of the State Road 60 Brandon Boulevard overlay  
25 district and the applicant is requesting one PD variation and

1 two waivers from the Land Development Code. The property  
2 front -- Brandon -- Brandon Boulevard, commercial corridor and  
3 is surrounded by a variety of non-residential developments,  
4 including an office, medical office, a funeral parlour, vacant  
5 property, a bank with a drive-thru and a shopping center that is  
6 on PD to the west. The property abuts commercial general zoning  
7 on -- on the other three sides. As proposed at PD 22-877, would  
8 allow the property to be redeveloped into a car wash of up to  
9 3,996 square feet for a floor area ratio would be 00 point --  
10 like .04 and the maximum building coverage would be 27% and the  
11 impervious surface ratio would be limited to 70%.

12 As part of the application, the application -- the  
13 applicant is requesting a variation to LDC 6.05.02.N for off  
14 street loading to offset need for a loading space. The  
15 applicant will limit deliveries to the hours -- excuse me the --  
16 will limit deliveries to hours outside of the business hours  
17 when the property will be closed to customers. The applicant is  
18 also requesting two waivers from LDC part 3.14.00 for the State  
19 Road 60 Brandon overlay district. The first waiver and request  
20 is from section 3.14.05.3.A, for building placement requirements  
21 pertaining to the minimum and maximum setbacks is necessary to  
22 meet FDOT required for cross access drive.

23 And the second waiver is for the architectural  
24 requirements for facade, exterior platting and roof of  
25 3.14.05.3.B one, two and four. This is based on the operational

1 constraints of a car wash. To meet the intent of the code, the  
2 car wash building must be designed and constructed with building  
3 materials, embellishments and design features that are as -- as  
4 they are depicted in the building road -- renderings that are  
5 provided by the applicant with the site plan on November 22nd.

6 Based on the adjacent zoning uses identified in this  
7 report, as well as the proposed development standards, Staff  
8 finds the proposed development compatible with the existing  
9 zoning districts and development pattern in the area and  
10 recommends approval subject to conditions. That concludes my  
11 presentation.

12 HEARING MASTER: All right. Thank you. Planning  
13 Commission, please.

14 MS. MILLS: Yeneka Mills, Planning Commission Staff.  
15 The subject property is located within the urban mixed use 20,  
16 Future Land Use classification, the urban service area and the  
17 Brandon Community Plan. The proposed rezoning meets Policy 1.4  
18 of the Future Land Use Element as it's compatible with the  
19 surrounding area, which is primary -- primarily commercial  
20 general and plan developments. The site is located again in the  
21 urban mixed use 20 Future Land Use Category, which anticipates  
22 higher intensity uses which are inclusive of commercial uses.  
23 And the proposed rezoning therefore meets the intent of  
24 Objective eight and 8.1 and 8.2 of the Future Land Use Element.

25 The proposed modification would complement the

1 surrounding land uses and is therefore consistent with Objective  
2 16, Policy 16.1, 16.2 and 16.3, as well as consistent with  
3 Policy 16.5 of the Future Land Use Element, which calls for  
4 higher intensity development along arterials and collectors.  
5 The site with an urban mix use 20 Future Land Use Cat --  
6 Category can be considered for up to 97,000 over 97,000 square  
7 feet of commercial uses. The applicant is requesting far less  
8 than what is permitted on the sites.

9 Objective 17.1 of the Community Design Components  
10 requires development of commercial areas to enhance the County's  
11 character and ambiance. Policy 17-1 of the Community Design  
12 Comp -- Component requires site planning coordination between  
13 properties. The proposed development will have some cross  
14 access with adjacent properties to the east and the west.

15 The applicant is requesting several waivers to the  
16 Land Development Code. At the time of filing this report,  
17 county transportation, as well as Development Services Staff  
18 Report -- staff supported the proposed development and based on  
19 that, the proposed request is consistent with Objective nine and  
20 Policy 9.2 of the Future Land Use Element. The request is also  
21 consistent with the Brandon Community Plan. The site is located  
22 within the urban character district that is outlined in Goal  
23 five or Goal 6.5.A, which contains the most intense land use,  
24 uses and includes regional shopping areas in the State Road 60  
25 overlay.

1           The proposed development is a car wash that fits the  
2 character of the area and therefore meets the intent of that  
3 character district. And based on those considerations, Planning  
4 Commission Staff finds the proposed rezoning consistent with the  
5 Unincorporated Hillsborough Comprehensive Plan, subject to  
6 conditions as proposed by Development Services. Thank you.

7           HEARING MASTER: Thank you very much. All right. Is  
8 there anyone here or online who wishes to speak in support of  
9 this application?

10           MR. FERRARI: Yes. My name is Christopher Ferrari.  
11 I'm one of the owners of Olson Land Partners and, you know, the  
12 applicant for this. And, you know, I just want to say we -- I  
13 just want to appreciate Staff and, you know, for helping us  
14 through the process and getting to something that I think is  
15 agreeable for us and for them. And I think we meet the intent  
16 for what we hope to believe is a great development. And myself,  
17 we have an engineer on staff here as well, Brandon and an  
18 architect Donnie, so we're available to answer any questions  
19 that there may be. With that, we're just excited to go on to  
20 the next step. Thank you.

21           HEARING MASTER: All right. Thank you, sir. Is there  
22 anyone here or online who wishes to speak in opposition to this  
23 application? I do not hear anyone. Development Services,  
24 anything further?

25           MR. GRADY: Nothing further.

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HEARING MASTER: All right. And applicant, did you wish to have anything further? No. All right. Thank you very much. That closes the hearing on Rezoning PD 22-0877.MR. GRADY: The next item is Agenda Item D.6 Major Mod application 2022-1120. The request is a rezone -- is for a major modification existing PD. Tania Chapela will provide staff recommendation after presentation by the applicant.

MR. GHOVAEE: Good evening, Madam Hearing Officer. Good evening, Brian Grady and the staff. My name is Housh Ghovae. I'm with Northside Engineering. We're located in Clearwater, 300 South Belcher Road. I have been sworn in.

I wanted to go publicly speaking, wanted to publicly appreciate the staff for being extremely helpful, extremely kind. So before you tonight, we have this 5.11 acre piece of property that is located on Causeway Boulevard 9027. This project was previously the rezone to PD -- PD number on that is 91-0116. Subsequent to that, the project was the -- the -- the land use was amended to Res-20 and we're able to increase the -- the density from 12 units an acre to 20 units an acre, which



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 12, 2022  <b>Report Prepared:</b> November 30, 2022	<b>Petition: PD 22-0877</b>  <b>403 West Brandon Boulevard</b>  <i>North of Robertson Street West, south of West Brandon Boulevard, and west of Moon Avenue South</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Urban Mixed-Use-20 (20 du/ga; 1.0 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Brandon</b>
<b>Requested Zoning:</b>	Commercial General (CG) to Planned Development (PD) for a 3,996 sq. ft. car wash
<b>Parcel Size (Approx.):</b>	2.23 +/- acres (97,138.8 square feet)
<b>Street Functional Classification:</b>	West Brandon Boulevard – <b>Principal Arterial</b> Robertson Street West – <b>Local</b> Moon Avenue South – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Zone:</b>	None



## **Context**

- The +/- 2.23 acre subject property is located north of Robertson Street West, south of West Brandon Boulevard and west of Moon Avenue South. The subject site is located in the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan and in the Urban Center Character District as shown on the Brandon Character Districts Map.
- The subject site's Future Land Use designation is Urban Mixed Use-20 (UMU-20) on the Future Land Use Map. Typical allowable uses within UMU-20 include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The UMU-20 Future Land Use category surrounds the subject site to the west, south and east. The Office Commercial-20 (OC-20) Future Land Use category is located to the north along the north side of Brandon Boulevard and further to the west.
- The subject site is zoned Commercial General (CG). It is surrounded by CG zoning districts to the north, south, and east. A Planned Development (PD) is located to west of the site as a shopping center.
- The subject site currently contains a bank, which is a light commercial use. Light commercial uses are also located along Robertson Street West, Brandon Boulevard, and Moon Avenue South. Immediately to the east of the site is a public institutional use, which is doing business as funeral service according to the Hillsborough County Property Appraiser Office. Further east of the site are heavy commercial uses.
- The applicant is requesting to rezone the subject site from Commercial General (CG) to Planned Development (PD) for a 3,996 sq. ft. car wash.

### **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 regulations.

### **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.

### **Environmental Considerations**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

**Policy 13.3:** Environmentally Sensitive Land Credit  
Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:  
Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

*Man-made water bodies as defined (including borrow pits).*

*If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*

*Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*

*If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*

*Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on*

*That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category*

### **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.*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

**GOAL 13:** *Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County.*

**OBJECTIVE 13-1:** *Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations.*

**13-1.5:** *The street network should provide all residents with direct links to community focal points, social services and major roads in the region.*

**13-1.6:** *Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.*

#### **6.2 PEDESTRIAN NETWORK**

**15-1.2:** *Provide direct routes between destinations, minimizing potential conflicts between pedestrians and automobiles, and connecting sidewalks and building entrances.*

#### **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.*

**17-1.1:** *Coordinate site planning between properties.*

### **LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN**

**Goal 1:** **Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.**

*5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.*

*a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.*

b. Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character. i. The community recognizes the need for a system of bike lanes and trails.

7. Improve roadway safety relating to accident rates and deaths. Target roadways with an increase of 10% or more per year starting with 2008 records.

a. Design all intersections to be walkable and to reflect best practices in pedestrian-oriented roadway and site design.

b. Strengthen and enforce roadway safety through roadway design and traffic control (e.g. crosswalks, striping, lighting and roadway crossings).

i. Utilize roadway design and traffic control to reduce vehicle speed and increase driver awareness where appropriate.

ii. Design intersections for pedestrian safety at neighborhood nodes and commercial nodes.

iii. Improve the safety and the aesthetics of the Bell Shoals Road and Bloomingdale Avenue intersection.

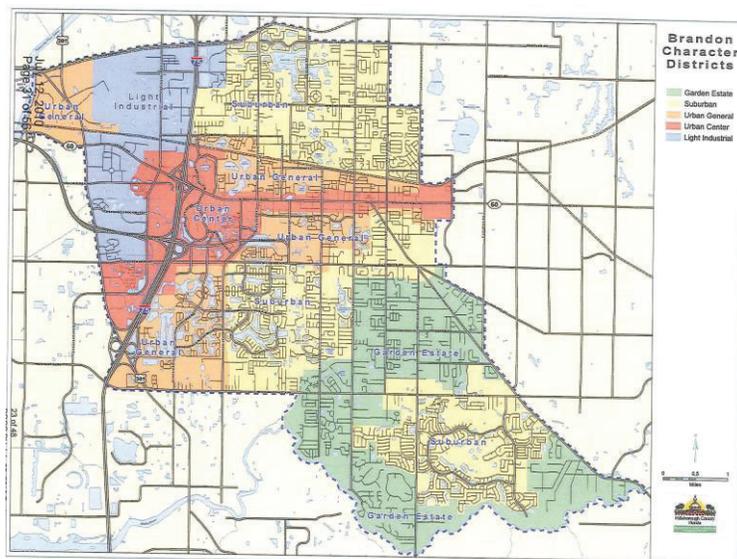
iv. Complete the improvements to Lithia-Pinecrest/Lumsden/Bell Shoals Roads intersection currently in the PD & E Study phase including:

1. high visibility crosswalk striping,
2. short crossing distances, and
3. enhanced street lighting.

c. Provide safe travel paths to schools, parks and public service sites by using sidewalks, marked crosswalks, special signage and street lighting.

**Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.**

4. Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan



*document, develop specific standards for adoption into the Land Development Code.*

*5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

*a. Urban Center - This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*

**Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting to rezone the subject site from Commercial General (CG) to Planned Development (PD) for a 3,996 sq. ft. car wash. The site is in the Urban Service Area and is within the limits of the Brandon Community Plan, in the Urban Center Character District as shown on the Brandon Character Districts Map. The applicant is requesting a waiver to the Brandon Boulevard Overlay Architectural Requirements, as stated in the Land Development Code.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of FLUE Policy 1.4 as it is compatible with the surrounding area that is primarily Commercial General (CG) and Planned Development (PD) zoning districts in proximity to the subject site. According to Policy 1.4 “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, a rezoning from CG to PD would maintain the Urban Center character of the area as there are already several light commercial properties in proximity.

The site is in the Urban Mixed-Use-20 (UMU-20) Future Land Use category which anticipates higher intensity uses which are inclusive of commercial uses and the proposed rezoning therefore meets the intent of Objective 8 and Policies 8.1 and 8.2. UMU-20 surrounds the subject site on all sides with the OC-20 Future Land Use category located to the north and further to the west. Planned Developments (PD) are located to the west of the subject site. Light commercial, heavy commercial, and public institutional uses primarily surround the site on all sides. Further southwest of the site is a daycare on Corner Drive.

The overall area contains a mix of uses. There are mainly office, medical services, and commercial uses along the major corridor of Oakfield Drive. The proposed modification would complement the surrounding land uses and is therefore consistent with Objective 16, Policy 16.1, Policy 16.2, and 16.3 of the Future Land Use Element. The proposed PD is also consistent with Policy 16.5 of the FLUE, which calls for higher intensity development along arterials and collector roadways. The north side of the development will have access to a principal roadway, West Brandon Boulevard, and meets the intent of Policy 16.5.

The proposed PD includes an increase in square footage on the site to 3,996 square feet. Per the UMU-20 Future Land Use Classification, the maximum intensity permitted is 1.0 FAR. The proposed 2.23 ± acre site is permitted a maximum density of 97,138 square feet (1.0 FAR X 2.23 Acres X 43,560 sq. ft. = 97,138 sq. ft.). The proposed FAR is 0.04. The

proposed intensity is well below the maximum permitted and is therefore consistent with the intensity expected in the UMU-20 Future Land Use category.

Objective 17-1 of the Community Design Component requires the development of commercial areas to enhance the “County's character and ambiance”. Policy 17-1.1 requires site planning coordination between properties. The proposed development will have stubbed cross access with the adjacent properties to the east and west. The Community Design Component (CDC) in the FLUE also contains policy direction about designing developments that relate to the predominant character of the surroundings (CDC Goal 12). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (CDC Objective 12-1). Because the surrounding land use pattern has already transitioned to a light commercial character, the proposed rezoning is compatible with the character of the area.

FLUE Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant is requesting three waivers to the Land Development Code. The first waiver is for Section 6.05.02.N which requires off-street loading space. The applicant has stated that the site needs to accommodate larger drive-aisles and preserve existing screening and buffering. The second waiver is for Section 3.14.05.3(a) – Brandon Blvd. Overlay Placement Requirements. The applicant has stated that the proposed building will comply with the Florida Department of Transportation’s requirement for frontage road cross-access. The final waiver is to Section 3.14.00, the Brandon Blvd. Overlay Architectural Requirements. The applicant will not meet the façade, exterior cladding, or roof requirements due to the proposed car wash use. The proposed building has a car wash tunnel and cannot make the eastern and western facades an equal length on all sides as the tunnel does not accommodate an equal length square building. The exterior cladding and roof requirements will not be met due to the applicants request to use different materials due to the car wash tunnel. The applicant has also stated that the adjacent properties will not be negatively impacted as they currently do not meet the required Overlay Architectural Requirements. At the time of filing this report, County Transportation Staff and Development Services Staff support the proposed development. Based on this, the proposed is consistent with Objective 9 and Policy 9.2.

The request is consistent with the Brandon Community Plan. The site is in the Urban Character District that is outlined in Goal 6 5(a) which contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. The proposed development is a car wash that fits in with the character of the area and therefore meets the intent of the character district. The site does meet the intent of Goal 1 on establishing a balanced transportation system which provides safe infrastructure for all modes of transportation and designs intersections for pedestrian safety. The proposed site will have sidewalks on West Brandon Boulevard and on Robertson Street West.

Overall, staff finds that the proposed rezoning does meet all local, state, and federal land development regulation. The request would allow for a development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

**Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions by the Department of Development Services.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0877

<all other values>

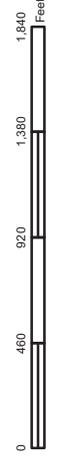
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

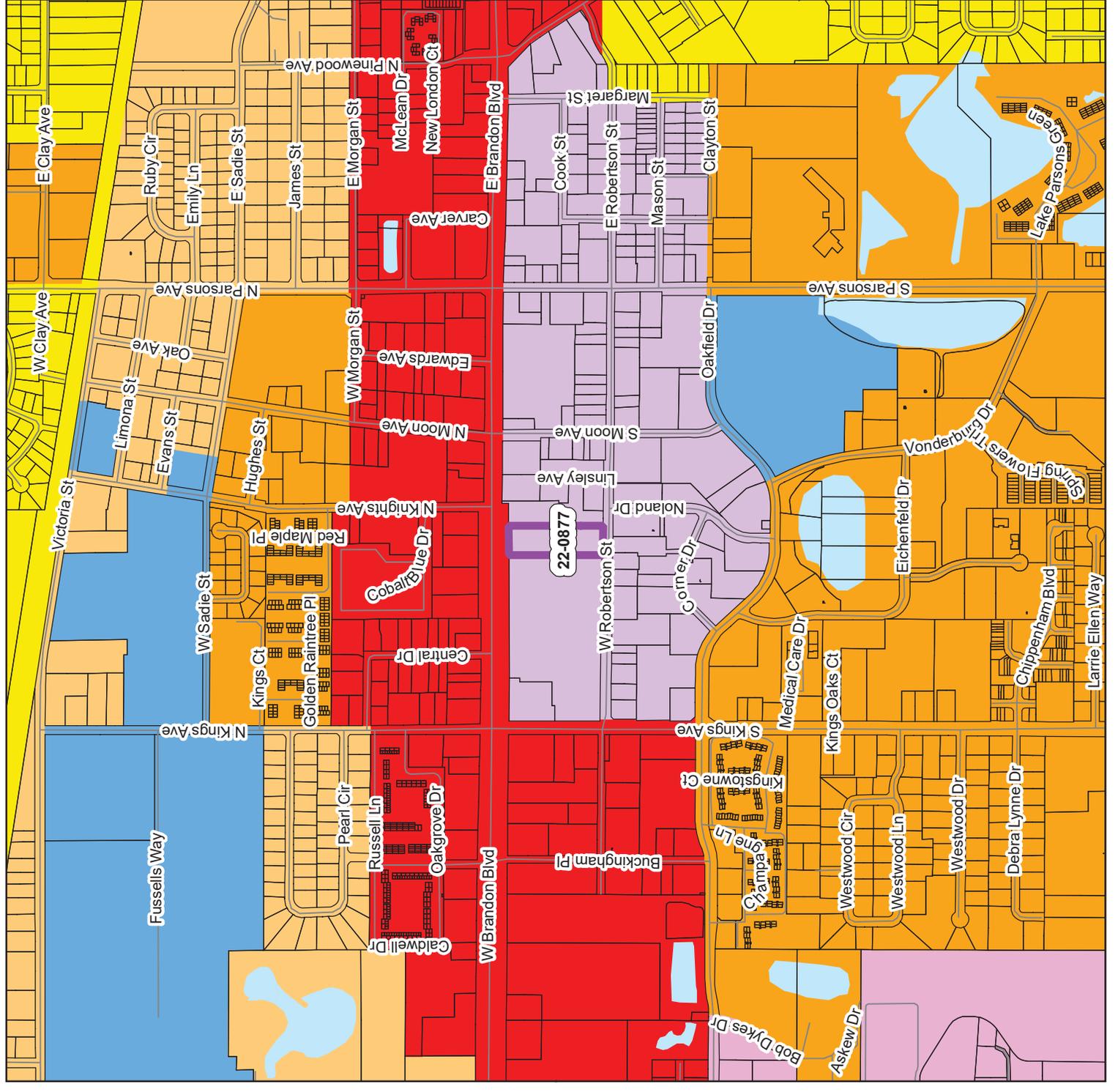
- WATER NATURAL LULUC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- 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 Planning Commission and the Property Appraiser are not responsible for the accuracy of the information on this map. The Planning Commission and the Property Appraiser are not responsible for the accuracy of the information on this map. The Planning Commission and the Property Appraiser are not responsible for the accuracy of the information on this map.

ACCURACY: It is intended that the information on this map is for informational purposes only. The most current data and information, use the appropriate source.



Map Printed from Rezoning System: 5/25/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\H\OC\Reg\_H\Rezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

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Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: TWOLP Carwash-Brandon

Zoning File: RZ-PD (22-0877) Modification: None

Atlas Page: None Submitted: 01/18/23

To Planner for Review: 01/18/23 Date Due: ASAP

Contact Person: Kori Broussard Phone: 22-454-2629/ kori@olpwp.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 1-20-23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Brandon/Central

**DATE:** 12/02/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 22-0877

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- |                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | This agency has no comments.                                                |
| <input type="checkbox"/>            | This agency has no objection.                                               |
| <input checked="" type="checkbox"/> | This agency has no objection, subject to the listed or attached conditions. |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below.                        |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 763 average daily trips, a decrease of 44 trips in the a.m. peak hour, and a decrease in 180 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

Staff is requesting the following conditions:

*New Conditions:*

- The applicant shall be permitted a maximum of one (1) vehicular connection to SR 60 along its northern property boundary. Notwithstanding the above, such access shall be closed upon request of FDOT provided a complete and functional access/cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary) is provided.
- The access shall be closed by the developer, or if possible and authorized by FDOT, an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Revise the label on the site plan that reads “Proposed right in right out access” to read “Pedestrian and Temporary vehicular access - see conditions of approval”
- Revise labels reading “existing egress” to read “existing access to be removed”
- Revise the note that reads” EXISTING CROSS ACCESS TO BE REDUCED IN ORDER TO MAINTAIN EXISTING DRAINAGE PATTERN” to include information that no vehicular cross access will be allowed.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 2.23 acres from Commercial General (CG) to Planned Development (PD). The subject PD proposes a ±3,996 sf car wash. The site is located +/- 0.19 miles east of the intersection of Brandon Blvd and Kings Ave. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, consistent with the applicant’s analysis, and based upon a generalized worst-case scenario.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 12,270 sf Drive-in Bank (ITE code 912)	1,231	122	258

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 1 Tunnel Automated Car Wash (ITE code 948)	468	78	78

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>-763</b>	<b>-44</b>	<b>-180</b>

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 763 average daily trips, a decrease of 44 trips in the a.m. peak hour, and a decrease in 180 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Brandon Blvd and Robertson Street. Brandon Blvd is 6-lane, FDOT maintained, principal arterial roadway, characterized by +/-12 ft travel lanes. The existing right-of-way on Brandon Blvd is +/-187 ft. There are sidewalks, curb, and bike facilities on both sides of Brandon Blvd in the vicinity of the proposed project. Robertson Street is a 2-lane, undivided Hillsborough County maintained local roadway, characterized by +/-21 feet of pavement. The existing right-of-way on Robertson St. is +/-70 ft. There are no sidewalks, curb, or bike facilities on either side of Robertson Street in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

The project is proposing one (1) right in right out access on Brandon Blvd and one (1) full access to Robertson St. The right in right access to Brandon Blvd may be closed if required by FDOT and vehicle access to Brandon Blvd would be provided through cross access to either adjacent folio 71482.0000 (on the western boundary) and 71470.0000 (on the eastern boundary). The access shall be closed by the developer, or if possible and authorized by FDOT an adjacent property owner. The developer shall grant all necessary easements to the adjacent property owner(s) and/or FDOT that are deemed necessary by FDOT to facilitate the terms of the above conditions and its FDOT access management permit. Vehicular and pedestrian cross access is provided to the east and west per section 6.04.03.Q of the Hillsborough County Land Development Code.

**ROADWAY LEVEL OF SERVICE (LOS)**

Robertson Street is not a regulated roadway and as such was not included in the Level of Service Report. Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRANDON BLVD / SR60	KINGSWAY RD	VALRICO RD	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
Brandon Blvd	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
Robertson Street.	County Local - Urban	2 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	1,231	122	258
Proposed	468	78	78
Difference (+/-)	-763	-44	-180

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC

Notes: Primary access is right in right out only on Brandon Blvd.

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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

11201 North McKinley Drive  
Tampa, FL 33612

JARED W. PERDUE, P.E.  
SECRETARY

**MEMORANDUM**

DATE: June 13, 2022

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT  
Todd Croft, FDOT  
Joel Provenzano, FDOT  
Richard Perez, Hillsborough County  
Kori Broussard

SUBJECT: RZ-PD 22-0877, 403 W Brandon Blvd, Brandon

This project is on a state road, SR 60.

This site is currently in the FDOT permit process under permit # 2021-A-796-00049.

END OF MEMO

**COMMISSION**

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 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> August 15, 2022</p> <p><b>PETITION NO.:</b> 22-0877</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> hartshorns@epchc.org</p>	<p><b>COMMENT DATE:</b> June 15, 2022</p> <p><b>PROPERTY ADDRESS:</b> 403 W Brandon Blvd, Brandon, FL</p> <p><b>FOLIO #:</b> 071479-0000</p> <p><b>STR:</b> 27-29S-20E</p>
<p><b>REQUESTED ZONING:</b> CG to UMU-20</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No wetlands onsite from aerial review
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed 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, aerial review, and soil surveys. The review 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>	

Sjh/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](http://www.epchc.org)



**AGENCY REVIEW COMMENT SHEET**

**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

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**TO:** Zoning Review, Development Services

**DATE:** 12/05/2022

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Rick Olson

**PETITION NO:** 22-0877

**LOCATION:** 403 W Brandon Blvd

**FOLIO NO:** 71479.0000

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**Estimated Fees:**

Car Wash

(Per 1,000 s.f.)

Mobility: \$38,671.00 \* 3.4 = \$131,481.40

Fire: \$313.00 \* 3.4 = \$1,064.20

Total: \$132,545.60

**Project Summary/Description:**

Urban Mobility, Central Fire - 3,400 s.f. car wash - automated

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

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PETITION NO.: PD22-0877      REVIEWED BY: Randy Rochelle      DATE: 6/15/2022

FOLIO NO.: 71479.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of W. Brandon Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the north Right-of-Way of W. Robertson Street. 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.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 9 June 2022**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Kori Broussard**

**PETITION NO: RZ-PD 22-0877**

**LOCATION: 403 W. Brandon Blvd, Brandon, FL 33511**

**FOLIO NO: 71479.0000**

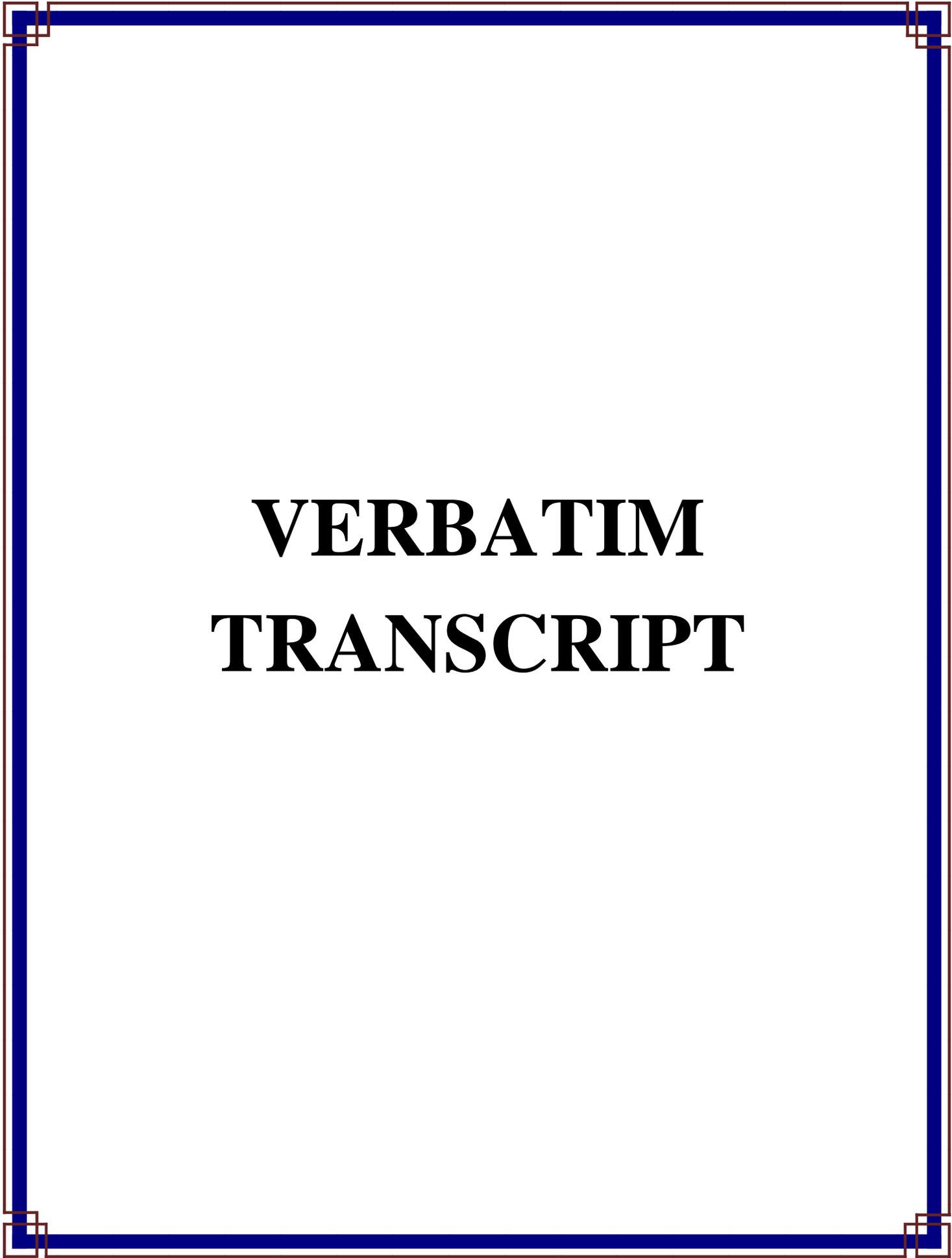
**SEC: 27 TWN: 29 RNG: 20**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**



Zoning Master Hearing  
December 12, 2022

1 reconvening the December 12, 2022 Zoning Hearing Master Meeting  
2 and I'm ready to call the next case please.

3 MR. GRADY: The next item, D.4 was withdrawn. So the  
4 next item is D.5, Rezoning PD 22-0877. The applicant's  
5 Rick Olson. The request is a rezone from CG to a plan  
6 development. Sam Ball with County Staff will provide staff  
7 recommendation after presentation by the applicant.

8 MS. STORUM: Hello. Maleia Storum. Foaming  
9 Consulting (phonetically), 1410 NW Shore Boulevard. We're here  
10 as we worked with staff on this redevelopment of the parcel that  
11 used to be a bank for a 3,996 square foot car wash. We've  
12 worked with Staff in depth on this site plan, as well as on the  
13 transportation and architectural aspects of this site plan. And  
14 we're here for any questions you may have.

15 HEARING MASTER: Okay. Thank you. I don't think I  
16 have any questions for you. Please be sure and sign in with the  
17 Clerk. Thank you. Development Services.

18 MR. BALL: Good evening. Sam Ball, Hillsboro County  
19 Development Services. The applicant is requesting to rezone a  
20 2.23 acre property located at 403 West Brandon Boulevard from  
21 commercial general to plan development in order to redevelop the  
22 property from a branch -- from a bank with a drive-thru to a  
23 drive-thru car wash. The subject property is located within the  
24 urban sector of the State Road 60 Brandon Boulevard overlay  
25 district and the applicant is requesting one PD variation and

1 two waivers from the Land Development Code. The property  
2 front -- Brandon -- Brandon Boulevard, commercial corridor and  
3 is surrounded by a variety of non-residential developments,  
4 including an office, medical office, a funeral parlour, vacant  
5 property, a bank with a drive-thru and a shopping center that is  
6 on PD to the west. The property abuts commercial general zoning  
7 on -- on the other three sides. As proposed at PD 22-877, would  
8 allow the property to be redeveloped into a car wash of up to  
9 3,996 square feet for a floor area ratio would be 00 point --  
10 like .04 and the maximum building coverage would be 27% and the  
11 impervious surface ratio would be limited to 70%.

12           As part of the application, the application -- the  
13 applicant is requesting a variation to LDC 6.05.02.N for off  
14 street loading to offset need for a loading space. The  
15 applicant will limit deliveries to the hours -- excuse me the --  
16 will limit deliveries to hours outside of the business hours  
17 when the property will be closed to customers. The applicant is  
18 also requesting two waivers from LDC part 3.14.00 for the State  
19 Road 60 Brandon overlay district. The first waiver and request  
20 is from section 3.14.05.3.A, for building placement requirements  
21 pertaining to the minimum and maximum setbacks is necessary to  
22 meet FDOT required for cross access drive.

23           And the second waiver is for the architectural  
24 requirements for facade, exterior platting and roof of  
25 3.14.05.3.B one, two and four. This is based on the operational

1 constraints of a car wash. To meet the intent of the code, the  
2 car wash building must be designed and constructed with building  
3 materials, embellishments and design features that are as -- as  
4 they are depicted in the building road -- renderings that are  
5 provided by the applicant with the site plan on November 22nd.

6 Based on the adjacent zoning uses identified in this  
7 report, as well as the proposed development standards, Staff  
8 finds the proposed development compatible with the existing  
9 zoning districts and development pattern in the area and  
10 recommends approval subject to conditions. That concludes my  
11 presentation.

12 HEARING MASTER: All right. Thank you. Planning  
13 Commission, please.

14 MS. MILLS: Yeneka Mills, Planning Commission Staff.  
15 The subject property is located within the urban mixed use 20,  
16 Future Land Use classification, the urban service area and the  
17 Brandon Community Plan. The proposed rezoning meets Policy 1.4  
18 of the Future Land Use Element as it's compatible with the  
19 surrounding area, which is primary -- primarily commercial  
20 general and plan developments. The site is located again in the  
21 urban mixed use 20 Future Land Use Category, which anticipates  
22 higher intensity uses which are inclusive of commercial uses.  
23 And the proposed rezoning therefore meets the intent of  
24 Objective eight and 8.1 and 8.2 of the Future Land Use Element.

25 The proposed modification would complement the

1 surrounding land uses and is therefore consistent with Objective  
2 16, Policy 16.1, 16.2 and 16.3, as well as consistent with  
3 Policy 16.5 of the Future Land Use Element, which calls for  
4 higher intensity development along arterials and collectors.  
5 The site with an urban mix use 20 Future Land Use Cat --  
6 Category can be considered for up to 97,000 over 97,000 square  
7 feet of commercial uses. The applicant is requesting far less  
8 than what is permitted on the sites.

9 Objective 17.1 of the Community Design Components  
10 requires development of commercial areas to enhance the County's  
11 character and ambiance. Policy 17-1 of the Community Design  
12 Comp -- Component requires site planning coordination between  
13 properties. The proposed development will have some cross  
14 access with adjacent properties to the east and the west.

15 The applicant is requesting several waivers to the  
16 Land Development Code. At the time of filing this report,  
17 county transportation, as well as Development Services Staff  
18 Report -- staff supported the proposed development and based on  
19 that, the proposed request is consistent with Objective nine and  
20 Policy 9.2 of the Future Land Use Element. The request is also  
21 consistent with the Brandon Community Plan. The site is located  
22 within the urban character district that is outlined in Goal  
23 five or Goal 6.5.A, which contains the most intense land use,  
24 uses and includes regional shopping areas in the State Road 60  
25 overlay.

1           The proposed development is a car wash that fits the  
2 character of the area and therefore meets the intent of that  
3 character district. And based on those considerations, Planning  
4 Commission Staff finds the proposed rezoning consistent with the  
5 Unincorporated Hillsborough Comprehensive Plan, subject to  
6 conditions as proposed by Development Services. Thank you.

7           HEARING MASTER: Thank you very much. All right. Is  
8 there anyone here or online who wishes to speak in support of  
9 this application?

10           MR. FERRARI: Yes. My name is Christopher Ferrari.  
11 I'm one of the owners of Olson Land Partners and, you know, the  
12 applicant for this. And, you know, I just want to say we -- I  
13 just want to appreciate Staff and, you know, for helping us  
14 through the process and getting to something that I think is  
15 agreeable for us and for them. And I think we meet the intent  
16 for what we hope to believe is a great development. And myself,  
17 we have an engineer on staff here as well, Brandon and an  
18 architect Donnie, so we're available to answer any questions  
19 that there may be. With that, we're just excited to go on to  
20 the next step. Thank you.

21           HEARING MASTER: All right. Thank you, sir. Is there  
22 anyone here or online who wishes to speak in opposition to this  
23 application? I do not hear anyone. Development Services,  
24 anything further?

25           MR. GRADY: Nothing further.

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HEARING MASTER: All right. And applicant, did you wish to have anything further? No. All right. Thank you very much. That closes the hearing on Rezoning PD 22-0877.MR. GRADY: The next item is Agenda Item D.6 Major Mod application 2022-1120. The request is a rezone -- is for a major modification existing PD. Tania Chapela will provide staff recommendation after presentation by the applicant.

MR. GHOVAEE: Good evening, Madam Hearing Officer. Good evening, Brian Grady and the staff. My name is Housh Ghovae. I'm with Northside Engineering. We're located in Clearwater, 300 South Belcher Road. I have been sworn in.

I wanted to go publicly speaking, wanted to publicly appreciate the staff for being extremely helpful, extremely kind. So before you tonight, we have this 5.11 acre piece of property that is located on Causeway Boulevard 9027. This project was previously the rezone to PD -- PD number on that is 91-0116. Subsequent to that, the project was the -- the -- the land use was amended to Res-20 and we're able to increase the -- the density from 12 units an acre to 20 units an acre, which



1           Item A.7 Rezoning PD 22-0853. This application is  
2 being continued by the applicant to the January 17, 2022 -- 2023  
3 zoning hearing master hearing.

4           Item A.8 Rezoning PD 22-0857. This application is out  
5 of order to be heard and is being continued to the  
6 December 12, 2022 zoning hearing master hearing.

7           Item A.9 Rezoning PD 22-0865. This application is out  
8 of order to be heard and is being continued to the  
9 December 12, 2022 zoning hearing mastering hearing.

10           Item A.10 Rezoning PD 22-0866. This application is  
11 being continued -- is being continued by staff to the  
12 December 12, 2022 zoning hearing master hearing.

13           Item A. 11 major mod application 22-0867. This  
14 application is being continued by the applicant to the  
15 December 12, 2022 zoning hearing master hearing.

16           Item A.12 Rezoning PD 22-0877. This application is  
17 out of order to be heard and is being continued to the  
18 December 12, 2022 zoning hearing master hearing.

19           Item A.13 major mod application 22-0884. This  
20 application is out of order to be heard and is being continued  
21 to the December 12, 2022 zoning hearing master hearing.

22           Item A.13 major mod application 22-0884. This  
23 application is out of order to be heard and is being continued  
24 to the December 12, 2022 zoning hearing master hearing.

25           Item A.14 Rezoning Standard 22-0927. This application

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)  
IN RE: )  
)  
LAND USE HEARING OFFICER )  
HEARINGS )  
)  
-----X

LAND USE HEARING OFFICER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter  
U.S. Legal Support

1 Master Hearing.

2 Item A.8, Rezoning PD 22-0857. This  
3 application is being continued by the applicant to  
4 the November 14, 2022, Zoning Hearing Master  
5 Hearing.

6 Item A.9, Major Mod Application 22-0860. This  
7 application is being continued by the applicant to  
8 the November 14, 2022, Zoning Hearing Master  
9 Hearing.

10 Item A.10, Rezoning PD 22-0865. This  
11 application is being continued by the applicant to  
12 the November 14, 2022, Zoning Hearing Master  
13 Hearing.

14 Item A.11, Major Mod Application 22-0867.  
15 This application not awarded. The hearing is being  
16 continued to the November 14, 2022, Zoning Hearing  
17 Master Hearing.

18 Item A.12, Rezoning PD 22-0877. This  
19 application is being continued by the applicant to  
20 the November 14, 2022, Zoning Hearing Master  
21 Hearing.

22 Item A.13, Major Mod Application 22-0884.  
23 This application not awarded. The hearing is being  
24 continued to the November 14, 2022, Zoning Hearing  
25 Master Hearing.



1                   Item A-10, Rezoning-PD 22-0856. This  
2 application is out of order to be heard and is  
3 being continued to the October 17, 2022, Zoning  
4 Hearing Master Hearing.

5                   Item A-11, Major Mod Application 22-0860.  
6 This application is being continued by the  
7 applicant to the October 17, 2022, Zoning Hearing  
8 Master Hearing.

9                   Item A-12, Rezoning-PD 22-0865. This  
10 application is being continued by the applicant to  
11 the October 17, 2022, Zoning Hearing Master  
12 Hearing.

13                   Item A-13, Rezoning-PD 22-0866. This  
14 application is being continued by the applicant to  
15 the November 14, 2022, Zoning Hearing Master  
16 Hearing.

17                   Item A-14, Major Mod Application 22-0867.  
18 This application is being continued by the  
19 applicant to the October 17, 2022, Zoning Hearing  
20 Master Hearing.

21                   Item A-15, Rezoning-PD 22-0877. This  
22 application is out of order to be heard and is  
23 being continued to the October 17, 2022, Zoning  
24 Hearing Master Hearing.

25                   Item A-16, Major Mod Application 22-0884.



1           Item A-18, Rezoning-PD 22-0865. This  
2 application is being continued by the applicant to  
3 the September 19, 2022, Zoning Hearing Master  
4 Hearing.

5           Item A-19, Rezoning-PD 22-0866. This  
6 application is being continued by the applicant to  
7 the September 19, 2022, Zoning Hearing Master  
8 Hearing.

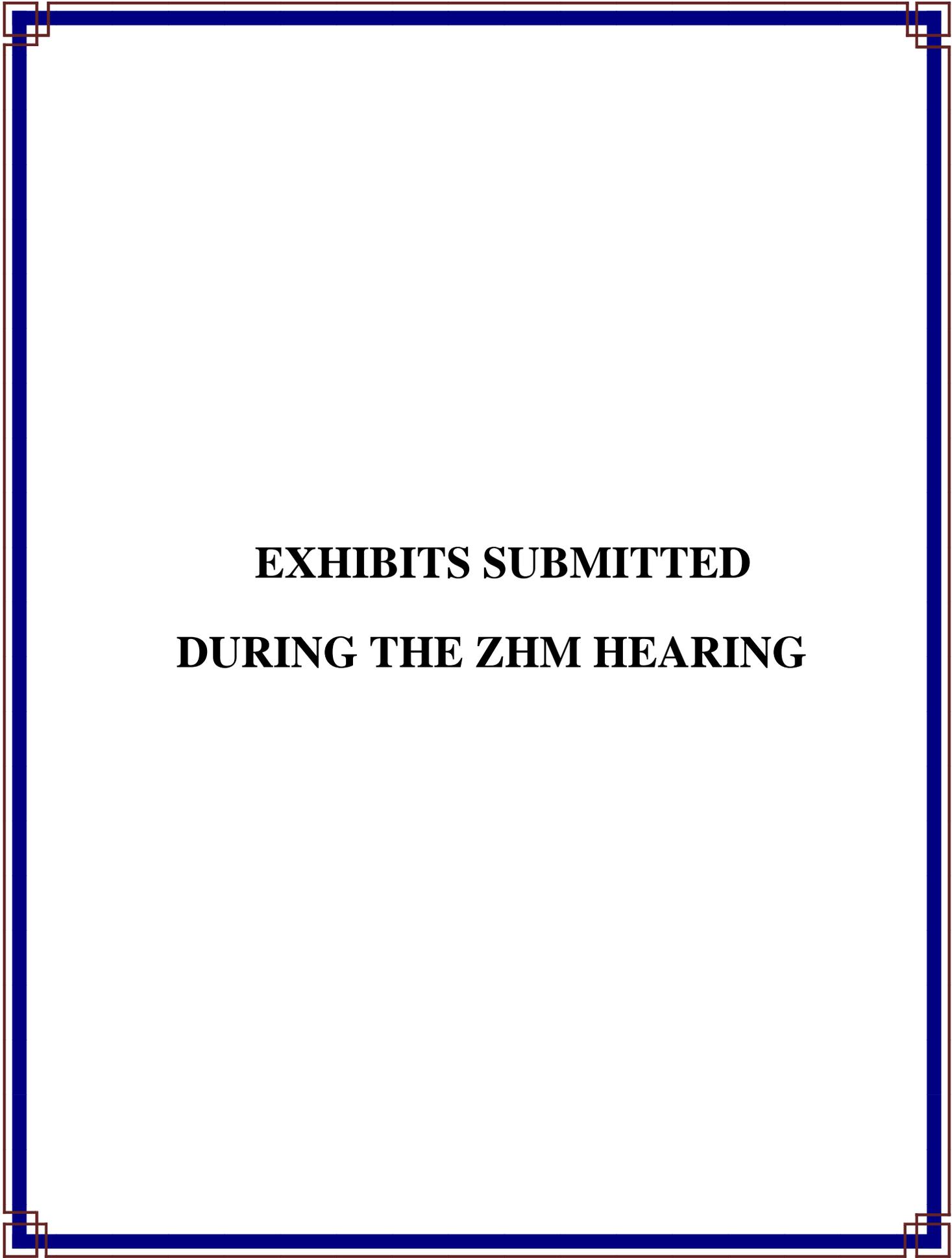
9           Item A-20, Major Mod Application 22-0867.  
10 This application is being continued by the  
11 applicant to the September 19, 2022, Zoning Hearing  
12 Master Hearing.

13           Item A-21, Rezoning-PD 22-0877. This  
14 application is being continued by the applicant to  
15 the September 19, 2022, Zoning Hearing Master  
16 Hearing.

17           Item A-22, Major Mod Application 22-0884.  
18 This application is out of order to be heard and is  
19 being continued to the September 19, 2022, Zoning  
20 Hearing Master Hearing.

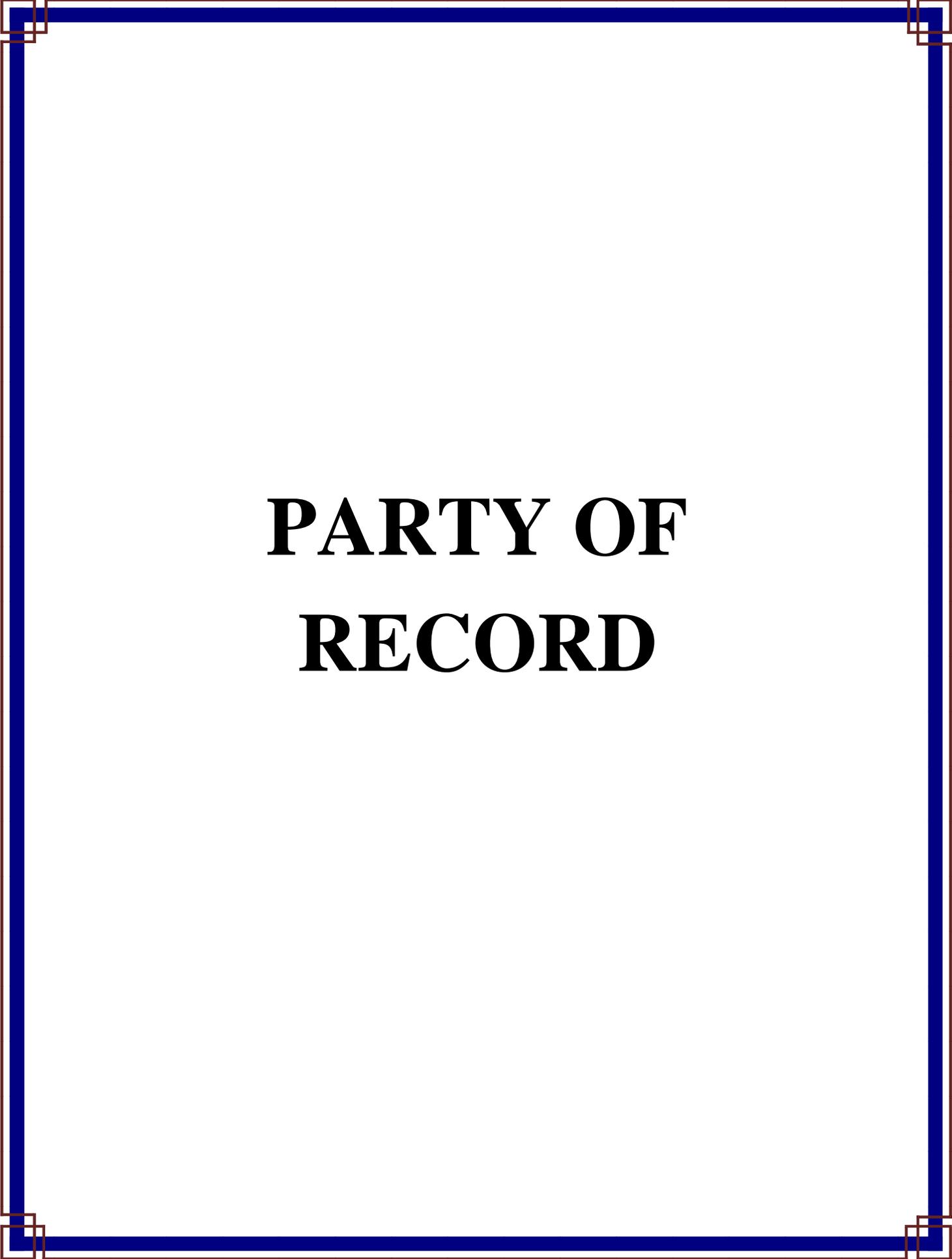
21           Item A-23, Rezoning-Standard 22-0927. This  
22 application is being continued by the applicant to  
23 the September 19, 2022, Zoning Hearing Master  
24 Hearing.

25           Item A-24, Rezoning-PD 22-0943. This



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

**NONE**