Rezoning Application:

23-0828 (REMAND)

January 16, 2024

March 19, 2024

Zoning Hearing Master Date:

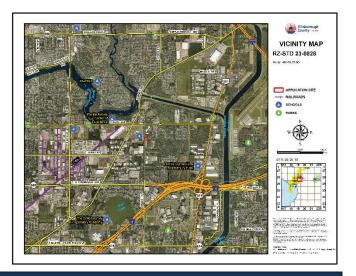
BOCC Land Use Meeting Date:



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Orient Road Holdings
FLU Category:	Community Mixed-Use -12 (CMU-12)
Service Area:	Urban
Site Acreage:	1.20 +/-
Community Plan	East Lake-Orient Park
Area: Overlay:	None
Request:	Rezone from Agricultural Single- Family Conventuonal-1 (AS Conventional -1) to Commercial General with Restrictions (CG -R).



Request Summary:

The request is to rezone from the existing from Agricultural Single-Family Conventional -1 (ASC-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet (sf). The applicant has proposed restrictions to certain commercial uses; proposed additional buffering and screening to the north, east and south property lines; restrictions to hours of operation to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel, vehicle trip restrictions and limitation on number of access point to reduce/minimize impacts and address spacing issues/concerns with the access to address transportation concerns.

Zoning:	Current ASC-1 Zoning	Proposed CG Zoning		
Uses	Single-Family Conventional	General Commercial, Office and		
Oses	Residential/Agricultural	Personal Services		
Acreage	1.20+/- Acres (ac)	1.20+/- ac/ 52,272 sf		
Density / Intensity	1 du per 1 acre	F.A.R. 0.27		
Mathematical Maximum*	1 Dwelling Unit (du)	14,113 sf		
* Mathematical Maximum antitlements may be reduced due to reads, stormwater, and other improvements				

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

Development Standards:	Current ASC-1 Zoning	Proposed CG Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
	50' - Front	30' - Front (West)
Setbacks/Buffering and Screening	50' – Rear	20' Type B Buffer – Rear (East)
	15' - Sides	20' Type B Buffer – Sides (South & North)
Height	50'	50'

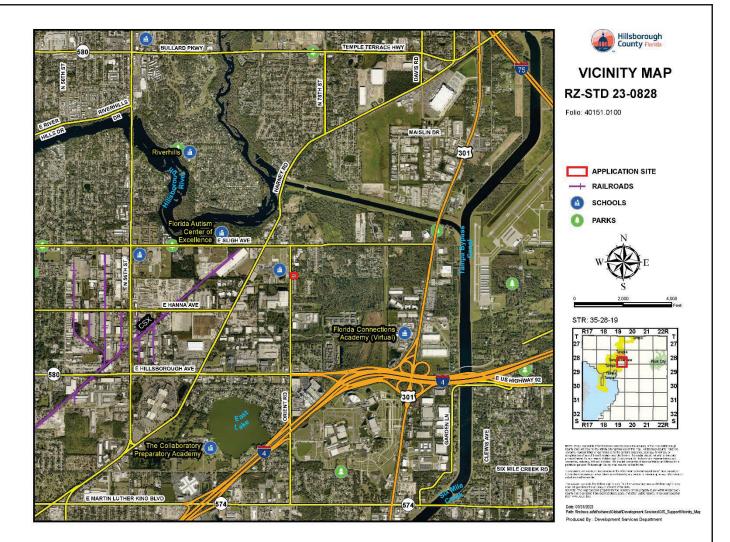
Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:	
Planning Commission Recommendation	Inconsistent

	APPLICATION NOWIDER:	RZ STU 23-0828 (REIVIAND)	
	ZHM HEARING DATE:	January 16, 2024	
	BOCC LUM MEETING DATE:	March 19, 2024	Case Reviewer: Isis Brown
	Additional Information:		
ſ	Development Services D	epartment Recommendation	Not Supported Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west. The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

Rezoning Application:

23-0828 (REMAND)

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

March 19, 2024

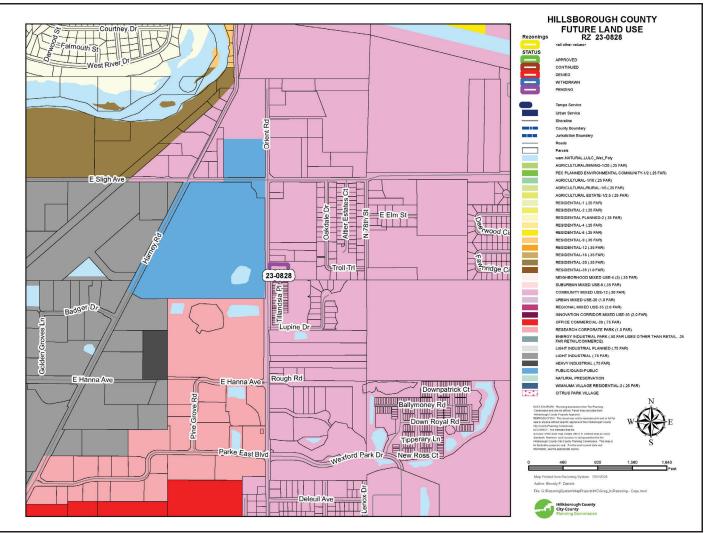
January 16, 2024



Development Services Department

2.0 LAND USE MAP SET AND SUMMARY DATA





Subject Site Future Land Use Category:	Community Mixed-Use-12 (CMU-12)
Maximum Density/F.A.R.:	12 dwelling unit per Gross Acre (ga)/ 0.50 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non- residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

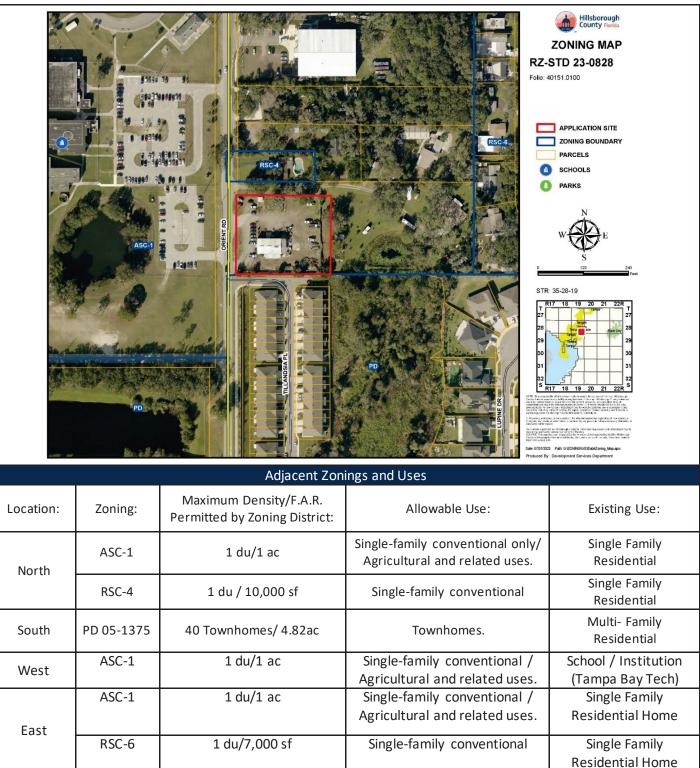
APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



APPLICATION NUMBER:	RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: March 19, 2024

January 16, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
			Corridor Preservation Plan	
Orient Road	Orient Road County Collector Substandar	2 201100	Site Access Improvements	
Unent Roau		Sufficient ROW Width	Substandard Road Improvements	
			Other	

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	14	1	1	
Proposed	1,540	84	198	
Difference (+/-)	+1,526	+83	+197	

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

Connectivity and Cross Access IN Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	□ Yes □ No	□ Yes □ No	No Comments	
Natural Resources	□ Yes □ No	□ Yes □ No	No Comments	
Conservation & Environmental Lands Mgmt.	□ Yes □ No	□ Yes □ No	This agency has no comments.	
 Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area Potable Water Wellfield Protection Area 	 □ Significant Wil □ Coastal High H □ Urban/Suburb □ Adjacent to EL □ Other 	Hazard Area ban/Rural Scenic .APP property	Corridor	
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments	
Transportation Design Exception/Adm. Variance Requested Off-site Improvements Provided N/A	□ Yes ⊠ No □ N/A	□ Yes □ No ⊠ N/A	See Staff Report	
Utilities Service Area/ Water & Wastewater Urban I City of Tampa Rural I City of Temple Terrace	□ Yes □ No	□ Yes □ No		
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes □ No	□ Yes □ No	No Comments Provided	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission Image: Meets Locational Criteria MN/A Image: Locational Criteria Waiver Requested Image: Minimum Density Met N/A	⊠ Inconsistent □ Consistent	□ Yes ⊠ No		

Case Reviewer: Isis Brown

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west.

The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

The Site is located along Orient Road, a designated scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service will be services by The City of Tampa.

Staff finds the request is not consistent and compatible with the existing and emerging zoning and development pattern along this portion of Orient Road. The property's frontage is along the east side of Orient Road to the north and south of the subject parcel between the block formed by Sligh Ave (to the north) and Rough Road (to the south) is zoned for residential type uses. To mitigate the proposed CG zoning district in-fill along Orient Road the applicant has proposed the following restrictions:

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
- 4. The following uses shall be restricted from the property:
 - a. C-Store with or without gas sales., Motor vehicle repair,
 - b. Fast food with or without drive thru,
 - c. Blood/plasma center, and
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility
- 5. Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements.
- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to Orient Road. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on Orient Road and will be built as a roadway consistent with Hillsborough County standards. With this restriction, Transportation Review staff is no longer in objection to the application.

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

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

6.0 PROPOSED CONDITIONS:

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
- 4. The following uses shall be restricted from the property:
 - a. C-Store with or without gas sales., Motor vehicle repair,
 - b. Fast food with or without drive thru,
 - c. Blood/plasma center, and
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility
- Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements. , of which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using ITE 180 generates 24 daily trips, and 7 peak hour trips.
- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

Zoning Administrator Sign Off:	J. Brian Grady Tue Jan 16 2024 14:24:22		
SITE, SUBDIVISION AND BUILDING CONST	RUCTION 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 develo	opment as proposed will be issued, nor does it imply that other required		

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

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: Jan BOCC LUM MEETING DATE: Ma

January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

C: 10/04/23 Rev 10/16/23
ed 01/05/24
NCY/DEPT: Transportation
TION NO.: STD 23-0828

This agency has no comments.

X This agency has no objection.

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.2 acres from Agricultural Single-Family Conventional (ASC-1) to Commercial General - Restricted (CG-R). Transportation staff originally objected to the application due to access spacing and number of access points permitted by the Hillsborough County Land Development Code. The case has been remanded and the applicant has since proffered the following transportation related restrictions to address previous objection Rationale:

- Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip
 generation and the threshold for de minimus impact for substandard roadway improvements, of
 which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using
 ITE 180 generates 24 daily trips, and 7 peak hour trips.
- Compliance with Hillsborough County Land Development code section 6.04.03.I number access
 points. Based on discussion with staff, the subject must also restrict to a maximum of one access
 point.

Transportation staff has reviewed the restrictions and no longer objects to the proposed rezoning.

Previous Objection Rationale:

Staff has provided the previous objections and added explanation as to how the new restrictions address the issues.

 The site currently has two (2) access connection to Orient Rd., whereas only one access connection would appear to be required pursuant to Section 6.04.03.I of the Hillsborough County LDC.

[Staff Comment: The applicant has proffered a restriction that would only allow 1 access to Orient Road.]

 In the vicinity of the proposed project, Orient Rd. is functionally classified as a collector roadway, and has a posted speed limit of 40 mph. The minimum connection spacing for a Class 6 collector roadway is 245 feet.

[Staff Comment: The applicant has proffered a restriction that limits the peak hour trip generation of the site and reduces the number of access points, improving the access situation for the subject site.]

 The proposed zoning represents a significant intensification of daily and peak hour trips that will impact adjacent roadways, including Orient Rd.

[Staff Comment: The applicant has proffered a restriction limits the development potential of the use to 10 peak hour trips, which is the threshold for de minimus impact for substandard roadway.

 There are only +/- 229 feet between the driveway on the parcel to the north of the project, and the driveway on the parcel to the south of the project. Given the limited parcel frontage, the site cannot meet minimum access spacing standards on its own.

[Staff Comment: The applicant has proffered a restriction that limits the use of the property to 10 peak hours trips. This limit will minimize the potential intensification of the property compared to the existing use.]

 There does not appear to be sufficient right-of-way to accommodate required turn lanes which would be triggered by development which could occur if the proposed zoning were approved as presented. Additionally, such turn lanes would conflict with access connections to properties to the north and south of the subject site.

[Staff Comment: The applicant has proffered restrictions for the rezoning that limits the use to 10 peak hour trips, which will not require turn lanes.]

SITE ACCESS

The site will be limited to one full vehicular and pedestrian access to Orient Road.

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Hour	
	Way Volume	AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG-R, 5,000 sf Specialty Trade Contractor (ITE Code 180)	49	8	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+35	+7	+9

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has a frontage on Orient Road. Orient Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Orient Road lies within +/- 66 feet of Right of Way in the vicinity of the project. Orient Road does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Orient Road is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan (CPP). Sufficient right of way will be required to be preserved for the planned improvement at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
ORIENT RD	HILLSBOROUGH AVE	SLIGH AVE	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

REMAND	
DATE OF HEARING: January 16, 202	4
APPLICANT: Orient Road Hole	dings
PETITION REQUEST:The request is to parcel of land from to CG (R)	
LOCATION: 6501 Orient Roa	ad
SIZE OF PROPERTY: 1.2 acres m.o.l.	
EXISTING ZONING DISTRICT: ASC-1	
FUTURE LAND USE CATEGORY: CMU-12	
SERVICE AREA: Urban	

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: Orient Road Holdings

FLU Category: Community Mixed-Use -12 (CMU-12)

East Lake-Orient Park

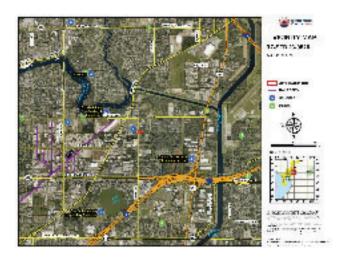
Service Area: Rural

Site Acreage: 1.20 +/-

Community Plan Area:

Overlay: None

Request: Rezone from Agricultural Single- Family Conventuonal-1 (AS Conventional -1) to Commercial General with Restrictions (CG -R).



Request Summary:

The request is to rezone from the existing from Agricultural Single-Family Conventional -1 (ASC-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed restrictions to certain commercial uses; proposed additional buffering and screening to the north, east and south property lines; restrictions to hours of operation to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel, vehicle trip restrictions and limitation on number of access points to reduce/minimize impacts and address spacing issues/concerns with the access to address transportation concerns.

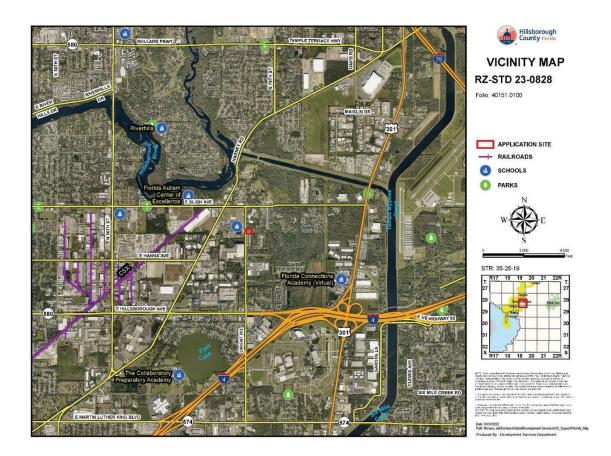
Additional Information:

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

Planning Commission Recommendation: Inconsistent

Development Services Department Recommendation: Not Supported Supportable

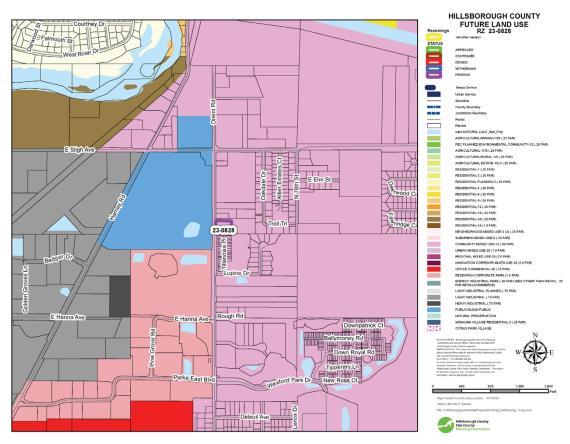
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west. The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.





Subject Site Future Land Use Category: Community Mixed-Use-12 (CMU-12) Maximum Density/F.A.R.: 12 dwelling unit per Gross Acre (ga)/ 0.50 F.A.R.

Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Nonresidential land uses must be compatible with residential uses through Uses: established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (cl	heck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Orient Road	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation	■ Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	1	1
Proposed	1,540	84	198
Difference (+/-)	+1,526	+83	+197

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

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

Design Exception/Administrative Variance INot applicable for this request			
Road Name/Nature of Request	Туре	Finding	
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:		·	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
Environmental: Objections	Conditions	Additional		
	Requested	Information/Comments		

Environmental Protection Commission Natural Resources

No Comments

Conservation & Environmental Lands Mgmt.

Check if Applicable:

- □ Wetlands/Other Surface Waters
- □ Use of Environmentally Sensitive Land Credit □ Wellhead Protection Area
- □ Surface Water Resource Protection Area
- □ Potable Water Wellfield Protection Area

□ Significant Wildlife Habitat

□ Coastal High Hazard Area

☑ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property

Other

Transportation

This agency has no comments.

Utilities Service Area/ Water & Wastewater

 $\Box Urban \boxtimes City of Tampa \Box Rural \Box City of Temple Terrace$

Hillsborough County School Board

Adequate

K-5

6-8

9-12

N/A Inadequate

K-5

6-8

9-12

N/A

 \Box Yes \Box No

 $\Box \ {\sf Yes} \ \Box {\sf No}$

No Comments Provided

Impact/Mobility Fees

N/A

Comprehensive Plan: Fi	ndinde		Additional Information/Comments
Planning Commission			
□ Meets Locational Criteria ⊠N/A □ Locational Criteria Waiver Requested □ Minimum Density Met □ N/A		□ Yes ⊠No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west.

The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

The Site is located along Orient Road, a designated scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service will be services by The City of Tampa.

Staff finds the request is not consistent and compatible with the existing and emerging zoning and development pattern along this portion of Orient Road. The property's frontage is along the east side of Orient Road to the north and south of the subject parcel between the block formed by Sligh Ave (to the north) and Rough Road (to the south) is zoned for residential type uses. To mitigate the proposed CG zoning district in-fill along Orient Road the applicant has proposed the following restrictions:

5.2 Recommendation

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
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 - a. C-Store with or without gas sales., Motor vehicle repair,
 - b. Fast food with or without drive thru,
 - c. Blood/plasma center,
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility

- 5. Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements.
- Compliance with Hillsborough County Land Development Code Section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to Orient Road. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on Orient Road and will be built as a roadway consistent with Hillsborough County standards. With this restriction, Transportation Review staff is no longer in objection to the application.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 16, 2024. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified on behalf of the applicant. Mr. Pressman stated that the application went before the Board of County Commissioners on December 12th and that the Commissioners were interested in another condition. He stated that he worked with staff to add two conditions as shown in the County's staff report. One condition restricts the number of vehicular trips and the other condition pertains to the number of access points. In response, the zoning staff reversed their decision and now supports the request as does the transportation review staff. Mr. Pressman stated that he has a PowerPoint presentation that was shown at the last Zoning Hearing Master hearing and is the same presentation.

Hearing Master Finch asked Mr. Pressman about the condition to cap the daily trips to a maximum of ten peak hour trips and what would that equate to. Mr. Pressman replied that the number of trips are low and that the transportation review section was insistent on that condition. The trip cap covers the existing use and future development of the site may be difficult. He added that the cap was the reason for support from the County.

Hearing Master Finch asked Mr. Pressman what is the current use of the property. Mr. Pressman replied that it is a landscape company. Hearing Master Finch asked Mr. Pressman if he was comfortable that the conditions allow the current use to continue. Mr. Pressman replied yes.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the applicant is requesting a rezoning from ASC-1 to CG with Restrictions. She described the remand and stated that conditions pertaining to the cap on daily trips and the limitation to one access point were added and now the transportation staff and Development Services staff support the request.

Hearing Master Finch asked Ms. Brown about the transportation cap and what the maximum of ten trips would equate to. Ms. Brown asked that the transportation staff reply to the question. Mr. Richard Perez of the County's transportation staff testified that per the County Engineer's policy that projects generating 11 peak hour trips or more are subject to substandard roadway improvements which would be applicable to the subject property which abuts Orient Road. He stated that when a project exceeds 20 peak hour trips then turn lanes may be warranted. Therefore, the maximum ten trips per day for the subject property does not trigger either of those thresholds.

Hearing Master Finch asked Mr. Perez if he knew what CG uses could be developed on-site given the daily trip cap of ten daily trips per day. Mr. Perez replied that the transportation comments include an analysis of the worst case scenario which is specialty trade contractor per the ITE manual which would generate a maximum of ten peak hour trips at 5,000 square feet. Hearing Master Finch asked Mr. Perez if specialty contractor was an ITE code. Mr. Perez replied yes.

Mr. Bryce Fehringer, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Fehringer stated that the subject property is within the Commercial Mixed Use-12 Future Land Use classification and the Urban Service Area and the East Lake Orient Community Plan. Mr. Fehringer described the surrounding area and stated that the rezoning does not meet the intent of Objective 1 and Policy 1.4 regarding compatibility. Mr. Fehringer testified that staff reviewed the additional prohibited use of car wash and the limitation on daily trips and access points and concluded that the remaining range of CG uses were incompatible with the residential uses near the subject property. He added that the proposed rezoning is inconsistent with the East Lake Orient Community Plan as the site is not located along segment of 56th Street which is identified for commercial redevelopment and that the request is inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Mr. Fehringer to confirm that the Planning Commission reviewed the revised request and the condition to limit the maximum daily trips to ten per day which transportation staff confirmed was the worst case scenario was a specialty contractor's office at 3,500 square feet and still finds the rezoning objectionable. Mr. Fehringer replied yes and added that the remaining list of CG uses would be subject to transportation comments.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

Hearing Master Finch asked Mr. Grady about Mr. Pressman's testimony that the existing use could continue under the proposed conditions. Mr. Grady replied that he believed Mr. Pressman stated that the objective of the rezoning was to allow the existing use to continue and that he is comfortable with the proposed conditions.

Mr. Pressman testified during the rebuttal period that there has been no opposition to the request and that it is his understanding that the current use would judged as a specialty contractor use and able to continue.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of his PowerPoint presentation into the record. Ms. Brown submitted a copy of the revised Development Services Department staff report into the record.

PREFACE

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

REMAND FINDINGS OF FACT

- 1. The subject property is 1.2 acres in size and is zoned Agricultural Single-Family Conventional (ASC-1) and is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the East Lake Orient Community Plan.
- 2. The applicant is requesting a rezoning to the Commercial General with Restrictions (CG (R)) zoning district.

- 3. The rezoning application was remanded at the Board of County Commissioners meeting to allow the applicant an opportunity to work with County transportation staff regarding vehicular access and the maximum number of peak hour vehicular trips generated by the project.
- 4. The newly added Restrictions are as follows:

* Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements.
*The subject project shall be restricted to a maximum of one access point.

- 5. The applicant also added a restriction prohibiting car washes to the proposed conditions. The proposed Restrictions prohibit the following land uses:
 - a. Convenience Store with or without gas sales., Motor vehicle repair,
 - b. Fast food with or without drive thru
 - c. Blood/plasma center, and
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility
- 6. The proposed Restrictions require business activity to be conducted inside, screening along the western (front) portion of the site and limit the hours of operation of Monday through Saturday 8am to 6pm.
- 7. No waivers are requested as a part of the rezoning application.
- 8. The Planning Commission staff does not support the rezoning request as it found the remaining CG land uses not prohibited by the Restrictions to be incompatible with the surrounding residential development pattern. Further, staff found that the request for commercial land uses is not in accord with the East Lake Orient Park Community Plan as the Plan identifies the area desired for the commercial redevelopment and the subject property is not located within that area. Planning Commission staff testified that they had reviewed the limitation of the maximum number of vehicular trips but continued to find that that the uses were incompatible with the area. Therefore, the Planning Commission staff found the proposed rezoning is inconsistent with the development pattern in the area and the Future of Hillsborough Comprehensive Plan.

- 9. The Development Services Department changed their recommendation in response to the applicant's agreement to limit the maximum number of peak hour trips and number of access points and found the rezoning application supportable.
- 10. The applicant's representative testified that the Restriction limiting the maximum number of peak hour trips will allow the existing landscaping contractor business to remain in operation.

County transportation staff testified that the worst case scenario in terms of limiting the maximum number of trips to 10 peak hour trips would be a Specialty Contractor as defined by the Institute of Transportation Engineers (ITE) manual and that the existing 3,500 square foot use would result in 7 peak hour trips per day thereby complying with the Restriction.

- 11. The subject property is surrounded by parcels zoned ASC-1, RSC-2 and PD. The parcel directly across Orient Road (west) is developed with a school (Tampa Bay Tech). Townhomes are developed immediately to the south and single-family residential homes are located to the north and east.
- 12. The request for CG with the proposed Restrictions which include a limitation to the maximum of daily trips to ten peak hour per day recognizes the existing landscape contractor use but does not allow for future intensive commercial land use development.
- 13. The rezoning application to CG-R recognizes the existing landscape contractor use but is limited in the maximum number of peak hour trips thereby resulting in future commercial development that will be de minimus in scale and impact and therefore compatible with the development pattern in the area and the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the CG (R) zoning district. The property is 1.2 acres in size and is currently zoned ASC-1 and designated CMU-12 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the East Lake Orient Park Community Plan.

The rezoning application was remanded at the Board of County Commissioners meeting to allow the applicant an opportunity to work with County transportation staff regarding vehicular access and the maximum number of peak hour vehicular trips generated by the project. The applicant also added a restriction prohibiting car washes to the proposed conditions.

The Planning Commission staff continues to not support the rezoning request as it found it incompatible with the surrounding development pattern. Staff testified that they had reviewed the limitation of the maximum number of vehicular trips but continued to find that that the uses were incompatible with the area. Staff stated it is inconsistent with the East Lake Orient Community Plan and the Comprehensive Plan.

Development Services Department staff changed their recommendation to supportable in response to the applicant's agreement to limit the maximum number of peak hour trips and number of access points.

The applicant's representative testified that the Restriction limiting the maximum number of peak hour trips will allow the existing landscaping contractor business to remain in operation. County transportation staff testified that the worst case scenario in terms of limiting the maximum number of trips to 10 peak hour trips would be a Specialty Contractor as defined by the Institute of Transportation Engineers (ITE) manual and that the existing 3,500 square foot use would result in 7 peak hour trips per day which would comply with the Restriction.

The request for CG with the proposed Restrictions which include a limitation to the maximum of daily trips to ten peak hour per day recognizes the existing landscape contractor use but does not allow for future intensive commercial land use development. Therefore, any future commercial development will be de minimus in scale and impact and compatible with the surrounding area.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the CG (R) rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above as based on the Restrictions prepared by the Development Services Department.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

February 6, 2024

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning			
Hearing Date: January 16, 2024 Report Prepared: January 4, 2024	Petition: RZ 23-0828 REMAND 6501 Orient Road On the east side of Orient Road, south of Sligh Avenue East & north of Rough Road		
Summary Data:			
Comprehensive Plan Finding	INCONSISTENT		
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.5 FAR)		
Service Area	Urban		
Community Plan	East Lake-Orient Park		
Request	Agricultural Single-Family Conventional (ASC-1) to Commercial General-Restricted (CG-R)		
Parcel Size	1.2 +/- acres (52, 272 square feet)		
Street Functional Classification	Orient Road – County Collector East Sligh Avenue – County Collector Rough Road – Local		
Locational Criteria	N/A		
Evacuation Zone	E		



Plan Hillsborough planhillsborough.org planner@plancom.org 813 – 272 – 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The approximately 1.2 +/- acre subject site is located on the east side of Orient Road, south of Sligh Avenue East and north of Rough Road.
- The subject site is located within the Urban Service Area and is within the limits of the East Lake Orient Park Community Plan.
- The subject site is designated as Community Mixed Use-12 (CMU-12) on the Future Land Use Map (FLUM), which can consider up to a maximum of 12 dwelling units per gross acre and a maximum intensity of 0.5 FAR. The intent of the CMU-12 Future Land Use category is to designate areas that are urban in intensity and density of uses. Typical uses of the CMU-12 Future Land Use category include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.
- CMU-12 surrounds the subject site to the north, east, and south. Public/Quasi Public (P/QP) is located west across Orient Road. The Research Corporate Park (RCP) designation is located further southwest.
- The subject site currently contains light industrial uses. Agricultural uses abut the north and east boundaries of the subject site. Single family uses are located directly south and further east and north. The Tampa Bay Technical High School is located directly west across Orient Road. Agricultural and vacant uses are located further southwest. The area surrounding the subject site contains a mixture of residential, agricultural, and school uses.
- The subject site is currently zoned as Agricultural Single Family Conventional (ASC-1). The ASC-1 zoning district extends east, west, and north. There is a small pocket of Residential Single Family Conventional (RSC-4) north of the subject site. The Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 zoning districts are interspersed east of the subject site. PD zoning is located directly south and further southwest.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to Commercial General-Restricted (CG-R).

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

Land Use Categories

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

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

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.

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.

Community Design Component

5.1 COMPATIBILITY

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

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

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan

Goals

Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

Create a commercial redevelopment area along 56th Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56th Street to Orient Road.
Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.

Housing – Create housing opportunities.

• Evaluate land uses along Orient Road to allow higher density quality residential dwelling units.

Staff Analysis of Goals, Objectives and Policies

The approximately 1.2 +/- acre subject site is located on the east side of Orient Road, south of Sligh Avenue East and north of Rough Road. The subject site is located in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Community Mixed Use-12 (CMU-12). The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional (ASC-1) to Commercial General-Restricted (CG-R). At the BOCC Land Use meeting on December 12th, 2023, the Board of County Commissioners remanded this application to the January 16th, 2024 ZHM meeting to allow the applicant to submit additional restrictions.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. Though it meets the goal of Objective 1, it does not meet the compatibility criteria set by FLUE Policy 1.4. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site directly abuts single-family residential dwellings to the south. Single family dwelling units are also located north and east. A rezoning to CG-Restricted (CG-R) would not be harmonious or compatible with the single family-residential character of the area to the north, east and south. To address the Board of County Commissioner's remand of the application, the applicant submitted a list of proposed restrictions that includes convenience stores (with and without gasoline sales), motor vehicle repair, fast food restaurants (with or without drive thru), blood and plasma donation centers, recyclable material recovery facilities, and car washes on January 2nd, 2024. The newly submitted restricted list of uses is similar to what was submitted with the original application. It includes car washes on the list of prohibited uses and also includes a restriction on daily trips and a restriction to one access point on the site. Although Planning Commission Staff is receptive towards the proposed list of restricted uses, the remaining range of CG uses and their intensities present significant compatibility concerns with the residential uses located near the subject site.

FLUE Objective 8 and Policies 8.1 and 8.2 require potential uses to be evaluated with their respective assigned Future Land Use categories. The subject site is located within the CMU-12 Future Land Use category, which is intended to designate areas that are urban in density and intensity of uses. Non-residential uses are not required to meet established Commercial-Locational Criteria within the CMU-12 Future Land Use category. Rather, CMU-12 requires non-residential land uses to be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Although the applicant has submitted a list of restrictions and operating hours, the remaining range of CG uses would still allow for adverse impacts on the residential areas near the site. The application is therefore inconsistent with this policy direction.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. On October 16th 2023, Transportation Section staff officially objected to the request. At the time of uploading this report, no additional comments have been uploaded to Optix for official review. The requested rezoning is still subject to all local, state, and federal land development regulations.

FLUE Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms. FLUE Policy 16.1 states that established and planned neighborhoods and communities shall be protected by implementing buffering and screening techniques between unlike land uses. Planning Commission staff acknowledge the buffering and screening techniques that were submitted with the proposed restrictions on January 2nd, 2024. These include a Type B buffer along the northern and eastern boundaries of the site, screening in the front facing boundary of the site, and operating hours. Although these techniques aim at remedying adverse impacts, the remaining range of CG uses would still be incompatible with the proposed fencing and landscape buffers. Some of the remaining incompatible CG uses include department stores, funeral homes and mortuaries (with or without accessory crematoriums), general retail goods and stores, mail and package services, mail order office, mail order pickup facilities, pawnshop, recreational vehicle sales and rental services, shopping centers, vehicle auction, wedding chapel, wholesale distribution, freestanding emergency room, and ambulance services. Similarly, Policies 16.2 and 16.3 seek to ensure that uses are complementary to each other and that there are gradual transitions between unlike uses. The proposed CG zoning district is too intense for the residential character of the surrounding area. Although the subject site is located along a collector roadway, it is within an established neighborhood, making the proposed rezoning inconsistent with FLUE Policy 16.5 as well.

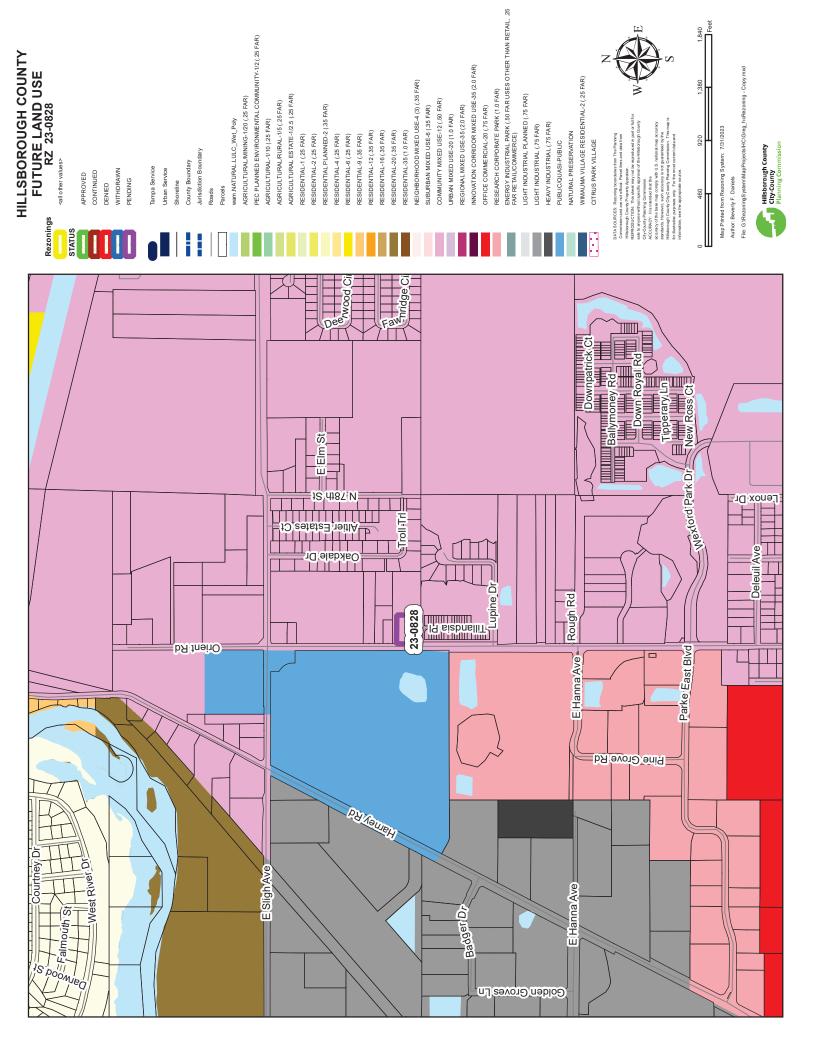
The Community Design Component (CDC) in the Future Land Use Element provides guidance on developments that should relate to the predominant character of their surroundings. It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (CDC Objective 12-1). The land use pattern east of Orient Road mainly consists of single family residential and school uses. The request would not allow for development that recognizes this existing development pattern and is therefore inconsistent with Goal 12, Objective 12-1, and Policy 12-1.4 of the CDC.

The proposed rezoning request is inconsistent with the intent of the East Lake Orient Park Community Plan. The plan's Economic Development Goal seeks to create commercial redevelopment along 56th street and to create a commercial/mixed use district along Orient Road from Hillsborough Avenue to Columbus Drive. The subject site is not located within either of these areas where commercial development is to be directed. By contrast, the plan's Housing Goal seeks to evaluate land uses along Orient Road to allow for higher density dwelling units. In considering this goal and the residential nature of the surrounding area, the proposed rezoning to CG would now allow for development that is inconsistent with the East Lake Orient Park Community Plan.

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

Recommendation

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



AGENCY COMMNENTS

TO: Zoning Technician, Development Services Department

REVIEWER: Alex Steady, AICP **PLANNING AREA/SECTOR:** East Lake Orient Park/Northeast DATE: 10/04/23 Rev 10/16/23 <u>Revised 01/05/24</u> AGENCY/DEPT: Transportation PETITION NO.: STD 23-0828

This agency has no comments.

2	
1	37
	X

This agency has no objection.



This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.2 acres from Agricultural Single-Family Conventional (ASC-1) to Commercial General - Restricted (CG-R). Transportation staff originally objected to the application due to access spacing and number of access points permitted by the Hillsborough County Land Development Code. The case has been remanded and the applicant has since proffered the following transportation related restrictions to address previous objection Rationale:

- Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for de minimus impact for substandard roadway improvements, of which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using ITE 180 generates 24 daily trips, and 7 peak hour trips.
- Compliance with Hillsborough County Land Development code section 6.04.03.I number access points. Based on discussion with staff, the subject must also restrict to a maximum of one access point.

Transportation staff has reviewed the restrictions and no longer objects to the proposed rezoning.

Previous Objection Rationale:

Staff has provided the previous objections and added explanation as to how the new restrictions address the issues.

1. <u>The site currently has two (2) access connection to Orient Rd.</u>, whereas only one access connection would appear to be required pursuant to Section 6.04.03.I of the Hillsborough County LDC.

[Staff Comment: The applicant has proffered a restriction that would only allow 1 access to Orient Road.]

2. In the vicinity of the proposed project, Orient Rd. is functionally classified as a collector roadway, and has a posted speed limit of 40 mph. The minimum connection spacing for a Class 6 collector roadway is 245 feet.

[Staff Comment: The applicant has proffered a restriction that limits the peak hour trip generation of the site and reduces the number of access points, improving the access situation for the subject site.]

3. <u>The proposed zoning represents a significant intensification of daily and peak hour trips that will</u> <u>impact adjacent roadways, including Orient Rd.</u>

[Staff Comment: The applicant has proffered a restriction limits the development potential of the use to 10 peak hour trips, which is the threshold for de minimus impact for substandard roadway.

4. <u>There are only +/- 229 feet between the driveway on the parcel to the north of the project, and the driveway on the parcel to the south of the project. Given the limited parcel frontage, the site cannot meet minimum access spacing standards on its own.</u>

[Staff Comment: The applicant has proffered a restriction that limits the use of the property to 10 peak hours trips. This limit will minimize the potential intensification of the property compared to the existing use.]

5. <u>There does not appear to be sufficient right-of-way to accommodate required turn lanes which</u> would be triggered by development which could occur if the proposed zoning were approved as presented. Additionally, such turn lanes would conflict with access connections to properties to the north and south of the subject site.

[Staff Comment: The applicant has proffered restrictions for the rezoning that limits the use to 10 peak hour trips, which will not require turn lanes.]

SITE ACCESS

The site will be limited to one full vehicular and pedestrian access to Orient Road.

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG-R, 5,000 sf Specialty Trade Contractor (ITE Code 180)	49	8	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+35	+7	+9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has a frontage on Orient Road. Orient Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Orient Road lies within +/- 66 feet of Right of Way in the vicinity of the project. Orient Road does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Orient Road is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan (CPP). Sufficient right of way will be required to be preserved for the planned improvement at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE

FDOT Generalized Level of Service				
Roadway From To LOS Standard Peak Hr Directional LOS				Peak Hr Directional LOS
ORIENT RD	HILLSBOROUGH AVE	SLIGH AVE	D	С

Level of Service (LOS) information is reported below.

Source: 2020 Hillsborough County Level of Service (LOS) Report

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		
Orient Road	County Collector	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements 		
	- Urban		 Substandard Road Improvements Other 		

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	14	1	1		
Proposed	49	8	10		
Difference (+/-)	+35	+7	+9		

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

Connectivity and Cross Access Solution Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:	•	•		•	

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Choose an item. Choose an item.			
Notes:			

 4.0 Additional Site Information & Agency Comments Summary

 Transportation
 Objections
 Conditions Requested
 Additional Information/Comments

 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided □ N/A

 □ Yes □N/A □ No

 □ Yes ⊠N/A □ No

 See Staff Report.

COMMISSION

Joshua Wostal CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Gwendolyn "Gwen" W. Myers Michael Owen



DIRECTORS

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AGENCY COMMENT SHEET

REZONING			
HEARING DATE: September 18, 2023	COMMENT DATE: August 18, 2023		
PETITION NO.: STD 23-0828	PROPERTY ADDRESS: 6501 Orient Road, Tampa		
EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222	FOLIO #: 0401510100		
EMAIL: hollandk@epchc.org	STR: 35-28S-19E		
REQUESTED ZONING: Modification to PD			
FIND	INGS		
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	August 18, 2023 – no wetlands or hydric soils present		
INFORMATIONAL COMMENTS:			

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

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.

kmh / app

ec: Todd Pressman, Agent - todd@pressmaninc.com

Environmental Excellence in a Changing World



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO:	Zoning Review, Development Services	REQUEST DATE:	7/31/2023
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	8/1/2023
APPLICANT:	Orient Road Holdings	PID:	23-0828
LOCATION:	6501 Orient Rd. Tampa, FL 33610		
FOLIO NO.:	40151.0100		

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZONING	TECHNICIAN, Planning Growth Mana	gement	DATE: <u>1 August 2023</u>
REVIEWER:	Bernard W. Kaiser, Conservation and E	nvironmental Lan	ds Management
APPLICANT:	Todd Pressman	PETITION NO:	RZ-STD 23-0828
LOCATION:	6501 Orient Rd., Tampa, FL 33610		
FOLIO NO:	40151.0100	SEC: <u>35</u> TWN: <u>2</u>	28 RNG: <u>19</u>

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: _____.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>RZ-STD 23-0828</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>7/31/2023</u>

FOLIO NO.: 40151.0000

WATER

- The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
 - A _____ inch water main exists _____ (adjacent to the site), _____ (approximately _____ feet from the site) ______. 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 <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A _____ inch wastewater force main exists _____ (adjacent to the site), _____ (approximately ______ feet from the site) _______. 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: ______.

VERBATIM TRANSCRIPT

	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS	
IN RE: ZONE HEARING MASTER HEARINGS) X		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Susan Finch and Pamela Jo Hatley Land Use Hearing Master	
DATE:	Tuesday, January 16, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 7:48 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601	
Reported by: Diane DeMarsh, AAERT No. 1654		

1	MR. GRADY: The next case is Agenda Item B.2, Rezoning
2	Standard 23-0828. The applicant's Orient Road Holdings. The
3	request is a rezone from AC-1 to commercial general with
4	restrictions. Commissioners, this was remanded by the Board
5	with direction for the applicant to consider further use and
6	other restrictions to address further address compatibility.
7	After presentation by the applicant, Isabel Isis Brown with
8	County Staff with provide Staff recommendation.
9	HEARING MASTER FINCH: All right. Mr. Pressman, good
10	evening.
11	MR. PRESSMAN: Good evening. Todd Pressman, 200 2nd
12	Avenue South, Number 4021, St. Petersburg.
13	This application appeared before the Board of County
14	Commissioners on December 12th. And at that hearing the
15	application had support, but the Commissioners were interested
16	in another condition or two to make it a little tighter. So we
17	had subject subsequently worked with the Staff and two
18	conditions were added, which are in the Staff Report. One has
19	to do with a restriction on the number of trips. The other is
20	compliance with the number of access points. So with that, the
21	zoning staff reversed their decision in support as the
22	transportation.
23	I do have in the file the PowerPoint on the last
24	hearing. I I don't think there's a need to go through that
25	unless you'd like to see it. It's the same PowerPoint. The

1	only change and direction of the remand by the Commissioners was
2	to add conditions that would restrict and keep the site a little
3	safer in their opinion.
4	HEARING MASTER FINCH: Thank you. And I have reviewed
5	the prior record. So I there's no need to go over that.
6	Let me just ask you the one condition that talks about
7	the cap on the daily trips, restricting it to a maximum of ten
8	peak hour trips. What does that in terms of uses, what does
9	that equate to.
10	MR. PRESSMAN: Well well, it is low. We we had
11	a lot I had a lot of discussion with transportation staff and
12	quite frankly, they were pretty insistent on that condition.
13	The the first priority is that the user who's there and been
14	there can remain. So with that condition that occurs, I I
15	think it may be difficult in the future, depending upon what
16	user comes through. But our goal was to work with the Staff to
17	come up with conditions that they would accept. And quite
18	frankly, that was the primary push.
19	HEARING MASTER FINCH: And what is the current use of
20	the property?
21	MR. PRESSMAN: It's a landscape company.
22	HEARING MASTER FINCH: Okay. And so you're
23	comfortable with the conditions that that is documented and
24	reflected that that can continue?
25	MR. PRESSMAN: Yes.

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1	HEARING MASTER FINCH: Okay. Thank you. That was my		
2	only question.		
3	MR. PRESSMAN: Thank you.		
4	HEARING MASTER FINCH: Thank you so much. If you can		
5	please sign in with the clerk's office.		
6	Development Services.		
7	MS. BROWN: Good evening. Isis Brown, Development		
8	Services. Remand 23-0828. The request was for rezone from		
9	agricultural single-family conventional one to commercial		
10	general with restrictions. As Mr. Pressman stated, the the		
11	case was remanded on BOCC land use hearing on December 12th.		
12	And the subject restrictions were revised and reviewed by		
13	different departments, including transportation. Four E was		
14	added with the no car wash facility. And the restrictions		
15	number five to restrict the cap of daily restrictions to maximum		
16	ten peak hours, as just discussed. And then also, the the		
17	subject project shall be restricted to a maximum one access		
18	point. Based on the considerations previously performed with		
19	the two conditions, transportation staff is now in support and		
20	so Development Services.		
21	I'm available for any questions.		
22	HEARING MASTER FINCH: My question, again, goes you		
23	heard my question to Mr. Pressman. And I had a question about		
24	what the max ten daily trips equates to.		
25	MS. BROWN: That's a transportation question.		

1	HEARING MASTER FINCH: And Mr. Steady or I think I saw
2	Mr. Ratliff available. If he could help me with what that
3	means.
4	MR. PEREZ: Evening, Madam Zoning Hearing Master. In
5	an officer Richard Perez, transportation.
6	HEARING MASTER FINCH: Mr. Perez, good evening.
7	MR. PEREZ: Yes, to answer your question about the ten
8	peak hour trips, per the county engineer's policy, projects
9	generating peak hour trips of 11 or would be subject to
10	substandard roadway improvements. The this segment of Orient
11	Road is deemed substandard.
12	And additionally, once you exceed 20 peak hour trips
13	that is a number of trips in which consideration of a turn lane
14	warrants is is evaluated. So effectively, the proposed
15	restriction would limit this subject property to a number of
16	peak hour trips that would not meet either of those thresholds.
17	HEARING MASTER FINCH: All right. Maybe maybe I
18	didn't phrase it properly. So the what I'm trying to get
19	down to is, for those CG uses, with this property being 1.2
20	acres in size, what could that mean in terms of uses? I see the
21	number of five or so land uses that are prohibited, including
22	convenience store, fast food and so forth. What do you have
23	an example of square footage and a type of use that would be
24	equivalent to a maximum of ten daily trips per day?
25	MR. PEREZ: Yes. The comments submitted by

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1	transportation section include an analysis of worst case
2	scenario of a specialty trade contractor use per the ITE
3	generation manual, which would generate a maximum of ten p.m.
4	peak hour trips at 5,000 square feet.
5	HEARING MASTER FINCH: Oh, I see that here in your
6	comments. Specialty contractor, that's an ITE code.
7	MR. PEREZ: That is correct.
8	HEARING MASTER FINCH: Understood. Okay. All right.
9	Thank you for that clarification. I appreciate.
10	We'll go to Planning Commission.
11	MR. FEHRINGER: Good evening. Bryce Fehringer,
12	Planning Commission Staff.
13	The subject site is located within the urban service
14	area and is within the limits of the East Lake Orient Park
15	Community Plan. The property has a future land use designation
16	of community mixed use-12, which surrounds the subject site to
17	the north, east and south. Public-quasi-public is located west
18	across Orient Road. The research corporate park designation is
19	located further southwest.
20	The subject site currently contains light industrial
21	uses, agricultural uses abut the north and east boundaries of
22	the subject site. Single-family uses are located directly south
23	further east and north. The Tampa Bay Technical High School is
24	located directly west across Orient Road.
25	Agricultural and vacant uses are located further

southwest. The area surrounding the subject site contains a
 mixture of residential, agricultural and school uses. The
 request does not compatibility criteria set by Future Land Use
 Policy 1.4. Policy 1.4 requires all new developments to be
 compatible with the surrounding area. The subject site directly
 abuts single-family residential dwellings to the south.

7 Single-family dwelling units are also located north and east. A rezoning to CG restricted would not be harmonious 8 or compatible with the single-family residential character of 9 the area to the north, east and south. The applicant submitted 10 11 a list of proposed restrictions that includes convenience stores with and without gasoline sales, motor vehicle repair, fast food 12 13 restaurants with or without drive-thru, blood and -- blood and 14 plasma and donation centers, recyclable material, recovery 15 facilities and car washes on January 2, 2024.

The newly submitted restricted list of uses is similar 16 17 to what was previously submitted with the original application. 18 It includes car washes on the list of prohibited uses and also includes a restriction on daily trips and restriction to one 19 20 access point on the site. Although Planning Commission Staff is receptive towards the proposed restrictions, the remaining range 21 22 of CG uses in their intensities presents significant 23 compatibility concerns with the residential uses located near 24 the subject site.

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CMU-12 requires non-residential land uses to be

1 compatible with residential uses to established techniques of 2 transition or by restricting a location of incompatible uses. 3 Although the applicant has submitted a list of restrictions and 4 operating hours, the remaining range of CG uses would still 5 allow for adverse impacts on the existing residential areas near 6 the site.

7 Therefore, it is inconsistent with this policy The proposed rezoning is also inconsistent with the direction. 8 intent of the East Lake Orient Road -- East Lake Orient Park 9 Community Plan. The plan's economic development goals seeks to 10 11 create commercial redevelopment along the 56th Street and create an environment -- and create a commercial mixed use district 12 13 along Orient Road from Hillsborough Avenue to Columbus Drive. 14 The subject site is not located with either -- within either of 15 these areas.

Based upon the above considerations, Planning
Commission Staff finds the proposed rezoning inconsistent with
the Unincorporated Hillsborough County Comprehensive Plan.

HEARING MASTER FINCH: Mr. Fehringer, let me just highlight a point for the record, because there was a change in the recommendation from -- for Development Services Department for this. And I just want to clarify, I believe I heard you say this, but I just wan to clarify for the record. So the change -- to the added condition where the applicant has agreed to restrict the number of daily trips to ten per day, which you

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heard Mr. Perez just say through their transportation comments, 1 2 that the worst case scenario for that would be a specialty contractor at 3,500 square feet in size. The Planning 3 Commission had that information available and still finds that 4 5 objectionable. 6 MR. FEHRINGER: Mm-hmm. 7 HEARING MASTER FINCH: Okay. MR. FEHRINGER: Yes. And we do have a list of other 8 remaining commercial uses within the Staff Report as well. 9 And I'm not sure how that would conflict with transportation 10 11 comments or, you know, I quess the amount of trips that would be without -- would be allowed within those uses. But that is 12 13 something that you know, we would take into consideration as 14 well. It would still be subject to transportation's comments. 15 HEARING MASTER FINCH: Understood. All right. Thank you for that clarification. I appreciate it. 16 17 Is there anyone in the room or online that would like 18 to speak in support? Anyone in favor. I'm seeing no one. 19 Anyone in opposition to this request? No one. 20 Mr. Grady, if we could just clarify -- if you could 21 just clarify for me. You heard Mr. Pressman say that it's 22 understood by him and his client that the existing use can 23 remain on site until such time that the property would be -would be redeveloped. And I -- I don't -- if you're comfortable 24 with that, I don't read that myself, that that is acknowledged. 25

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1	MR. GRADY: I think what he said is that they're
2	objective with this rezoning is to allow the existing user to
3	continue. So and so he's comfortable that with these
4	conditions, that the existing user could still continue on the
5	site post-rezoning and going through the appropriate proper
6	permitting? But he's comfortable that that that use falls
7	within that metric that the the trip generations, so that's a
8	lower generating use. So so that's I think what he's
9	speaking to. Not grandfathering.
10	HEARING MASTER FINCH: I see.
11	MR. GRADY: Yeah.
12	HEARING MASTER FINCH: All right. Thank you for that.
13	I appreciate it.
14	All right. Mr. Pressman, you have the last word. You
15	have five minutes for rebuttal.
16	MR. PRESSMAN: I think I'd just like to note for
17	well, actually, if you want to call my understanding, that
18	there's been no opposition to this request up until tonight. I
19	do want to thank the zoning staff and Mr. Perez for working with
20	us. My understanding through our conversations is that the use
21	would be judged to be a specialty contractor as discussed. And
22	the use the specific use would be able to continue.
23	So with that, we appreciate the working staff in
24	getting this done. Thank you.
25	HEARING MASTER FINCH: Thank you for that. So that

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1	we'll close Rezoning 23-0828. And I'll turn to hearing back
2	over to Hearing Master Hatley. Thank you so much.
3	HEARING MASTER HATLEY: All right. Thank you,
4	Ms. Finch. I think we're ready for the next case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	
DATE/TIME: <u> -/6- 2</u> 6;00 p	HEARING MASTER: Pamelo Jo Harley Susan Finch
	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME PEACE STRACCE
MM 23-0201	MAILING ADDRESS 5-1 E. Gennedy Bred # (010.
	CITY Tapa STATE FC ZIP 3352 PHONE B13 327 544
APPLICATION #	PLEASE PRINT AND THE SHARE
	MAILING ADDRESS 200 200 AUG 54451
23-0828	CITY J. CC STATE ZIP 219 PHONE 727-
APPLICATION #	PLEASE PRINT PRICE (100) NAME CRAYFON BRICKLEMYER
23-1041	MAILING ADDRESS 101 E. KENNEDY BUD SUITE IT
	CITY AMPA STATE ZIP33602 PHONE (813)957-72
APPLICATION #	PLEASE PRINT NAME Brill PINSON
24-0191	MAILING ADDRESS 1000 N ASTILLY DY. Stc 900
	CITY TAMPA STATE PC ZIP 3310 PHONE 7810-518-048
APPLICATION #	PLEASE PRINT KAMI Corbett
23-0584	MAILING ADDRESS 101 8 Kennedy Brud Ste 3700
	CITY AMPA STATE TO ZIP 3402 PHONE 23-227 847
APPLICATION #	PLEASE PRINT NAME Scott Fitzpatrick
RZ - PD 23-0584	MAILING ADDRESS S/1 - B Cypres Villon Blue
	CITY Right STATE FC ZIP 3253 PHONE 813 - 634-542

PAGE \rightarrow OF \rightarrow SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO DATE/TIME: 1-16-2024 HEARING MASTER: Pamela Ju Harley 6:00 pm. PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME LENNIE SAFFOLD **APPLICATION #** RZ PD MAILING ADDRESS 5912 N. Kenneth AV 23-0584 CITY 1AMA STATE 7 ZIP 3360 PHONE 8/3 237-43/3 NAME Trubelle albert **APPLICATION #** MAILING ADDRESS 1000 N. ashley Dr. # 900 23-0617 Tanya STATE A ZIP3362PHONE 331.0976 PLEASE PRINT **APPLICATION #** NAME BENSAMIN GOFF MAILING ADDRESS 9401 E Fowlen Aves 23-0617 CITY The Notasias STATE FL ZIP33592 PHONE 970-227-3477 NAME Kami Cerbett **APPLICATION #** MAILING ADDRESS 1619 Rened Blid 3700 23-0617 CITY TAM RAS STATE FL ZIPSZON PHONE 83-2279421 PLEASE PRINT **APPLICATION #** NAME DAUIS ARChalle PB23-MAILING ADDRESS 305 C PANA 0622 ____STATE ZIP324 PHONE 83216-1720 CITY 102 PLEASE PRINT **APPLICATION #** NAME John Lakocca MAILING ADDRESS 32255 MacDill Ave. 230622 CITY TAMPA STATE FL ZIP33628 PHONE 695-0469

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 3		
DATE/TIME: 1-16-2024 HEARING MASTER: Pamela Jo Harley		
6:00 pm		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION #	NAME CONALDFCOYD	
23-0622	MAILING ADDRESS (0/17W. LINEBANGHAVE	
	CITY TAMAA STATE FL ZIP 3363 PHONE	
APPLICATION #	PLEASE PRINT NAME Christopher Berg	
23-0881	MAILING ADDRESS 101 E Kennedy Blvd, Tampa, FC 32607	
	CITYSTATEZIPPHONE	
APPLICATION #	PLEASE PRINT NAME Kevin Reali	
23-0882	MAILING ADDRESS # 401 E Sackson 57	
	CITY Tanka STATE FL ZIP 33602 PHONE 813-222-5059	
APPLICATION #	PLEASE PRINT NAME	
	MAILING ADDRESS	
	CITYSTATE ZIPPHONE	
APPLICATION #	PLEASE PRINT NAME	
	MAILING ADDRESS	
—	CITYSTATEZIPPHONE	
APPLICATION #	PLEASE PRINT NAME	
	MAILING ADDRESS	
	CITYSTATE ZIPPHONE	

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 01/16/2024

HEARING MASTER: Pamela Jo Hatley/Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 23-0281	Neale Stralow	1. Applicant Presentation Packet	No
RZ 23-0828	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report	No
RZ 23-0584	Kami Corbett	1. Applicant Presentation Packet	No
RZ 23-0584	Rosa Timoteo	2. Revised Staff Report	No
MM 23-0617	Isabelle Albert	1. Applicant Presentation Packet	No
MM 23-0617	Rosa Timoteo	2. Revised Staff Report	No
MM 23-0881	Christopher Berg	1. Applicant Presentation Packet	No
MM 23-0881	Rosa Timoteo	2. Revised Staff Report	No
RZ 23-0882	Kevin Reali	1. Applicant Presentation Packet	No
RZ 23-0882	Rosa Timoteo	2. Revised Staff Report	No

JANUARY 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, January 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed the changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 23-0281

- Brian Grady, Development Services, called MM 23-0281.
- Testimony provided.

Susan Finch, ZHM, closed MM 23-0281.

B.2. RZ 23-0828

Brian Grady, Development Services, called RZ 23-0828.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0828.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-1041

Brian Grady, Development Services, called RZ 23-1041.

Testimony provided.

MONDAY, JANUARY 16, 2024

Pamela Jo Hatley, ZHM, closed RZ 23-1041. C.2. RZ 24-0191 Brian Grady, Development Services, called RZ 24-0191. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 24-0191. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM): D. D.1. RZ 23-0584 Brian Grady, Development Services, called RZ 23-0584. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 23-0584. D.2. MM 23-0617 Brian Grady, Development Services, called MM 23-0617. Testimonv provided. Pamela Jo Hatley, ZHM, closed MM 23-0617. D.3. RZ 23-0622 Brian Grady, Development Services, called RZ 23-0622. Testimonv provided. Pamela Jo Hatley, ZHM, closed RZ 23-0622. D.4. MM 23-0881 Brian Grady, Development Services, called MM 23-0881. Testimony provided. Pamela Jo Hatley, ZHM, closed MM 23-0881.

MONDAY, JANUARY 16, 2024

D.5. RZ 23-0882

- Brian Grady, Development Services, called RZ 23-0882.
- ▶ Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 23-0882.
- E. ZHM SPECIAL USE
- ADJOURNMENT
- Pamela Jo Hatley, ZHM, adjourned the meeting at 7:48 p.m.

Rezoning Application: 23-0828 (REMAND) Zoning Hearing Master Date: January 16, 2024

March 19, 2024

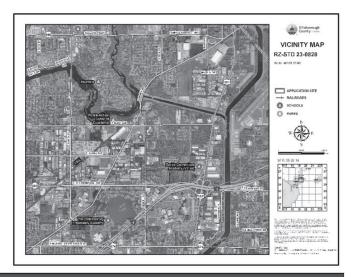


Development Services Department

1 Ο ΔΡΡΙΙCATION SUMMARY

BOCC Land Use Meeting Date:

1.0 APPLICATION SOMIVIARY			
Applicant:	Orient Road Holdings		
FLU Category:	Community Mixed-Use -12 (CMU-12)		
Service Area: Site Acreage: Community Plan Area: Overlay:	Urban 1.20 +/- East Lake-Orient Park None		
Request:	Rezone from Agricultural Single- Family Conventuonal-1 (AS Conventional -1) to Commercial General with Restrictions (CG -R).		



Request Summary:

The request is to rezone from the existing from Agricultural Single-Family Conventional -1 (ASC-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet (sf). The applicant has proposed restrictions to certain commercial uses; proposed additional buffering and screening to the north, east and south property lines; restrictions to hours of operation to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel, vehicle trip restrictions and limitation on number of access point to reduce/minimize impacts and address spacing issues/concerns with the access to address transportation concerns.

Zoning:	Current ASC-1 Zoning	Proposed CG Zoning		
Uses	Single-Family Conventional	General Commercial, Office and		
Oses	Residential/Agricultural	Personal Services		
Acreage	1.20+/- Acres (ac)	1.20+/- ac/ 52,272 sf		
ensity / Intensity 1 du per 1 acre F.A.F		F.A.R. 0.27		
Mathematical Maximum*	1 Dwelling Unit (du)	14,113 sf		
* Mathematical Maximum entitlements may be reduced due to roads stormwater, and other improvements				

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

Development Standards:	Current ASC-1 Zoning	Proposed CG Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
	50' - Front	30' - Front (West)
Setbacks/Buffering and Screening	50' – Rear	20' Type B Buffer – Rear (East)
	15' - Sides	20' Type B Buffer – Sides (South & North)
Height	50'	50'

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

Additional Information:	
Planning Commission Recommendation	Inconsistent

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

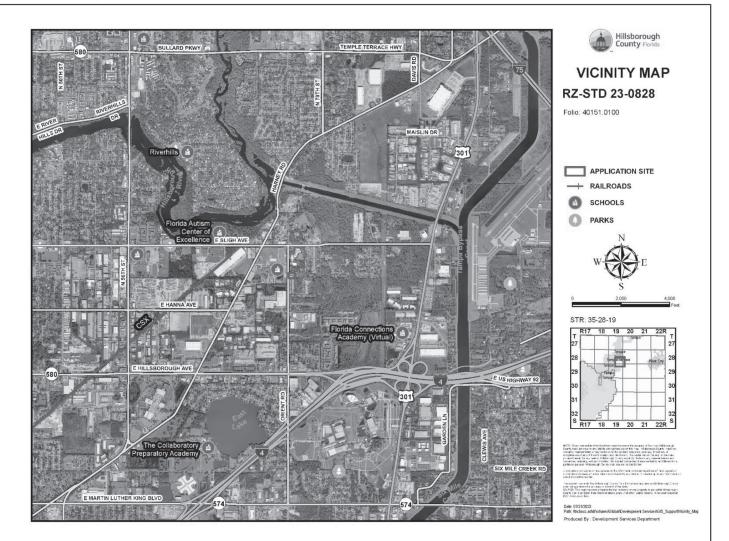
Case Reviewer: Isis Brown

Development Services Department Recommendation

Not Supported Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west. The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

Rezoning Application:

23-0828 (REMAND)

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

March 19, 2024

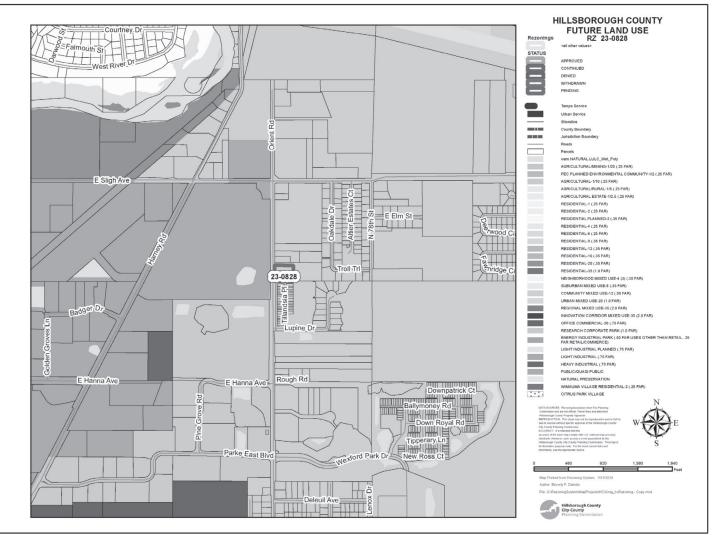
January 16, 2024



Development Services Department

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use-12 (CMU-12)	
Maximum Density/F.A.R.:	12 dwelling unit per Gross Acre (ga)/ 0.50 F.A.R.	
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non- residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.	

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

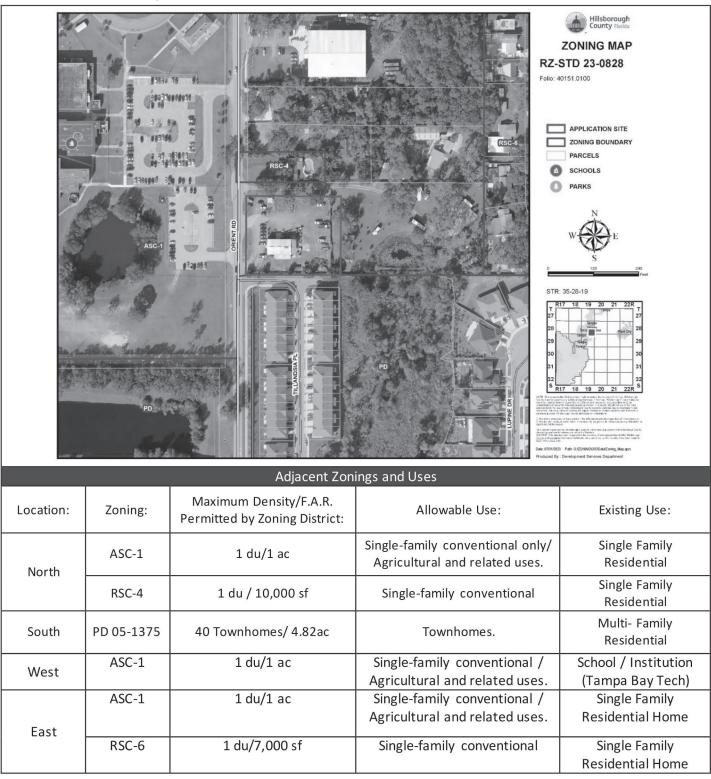
ZHM HEARING DATE: BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



APPLICATION NUMBER:	RZ STD 23-0828 (REMAND)
ZHM HEARING DATE:	January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

January 16, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Orient Road	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

Project Trip Generation Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	14	1	1		
Proposed	1,540	84	198		
Difference (+/-)	+1,526	+83	+197		

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

Connectivity and Cross Access Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	□ Yes □ No	□ Yes □ No	No Comments
Natural Resources	□ Yes □ No	□ Yes □ No	No Comments
Conservation & Environmental Lands Mgmt.	□ Yes □ No	□ Yes □ No	This agency has no comments.
Check if Applicable:			
Wetlands/Other Surface Waters	□ Significant Wil		
Use of Environmentally Sensitive Land Credit	🗆 Coastal High H		
Wellhead Protection Area	🛛 Urban/Suburb	-	Corridor
Surface Water Resource Protection Area	□ Adjacent to EL	APP property	
Potable Water Wellfield Protection Area	Other		
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation Design Exception/Adm. Variance Requested Off-site Improvements Provided N/A	□ Yes ⊠ No □ N/A	□ Yes □ No ⊠ N/A	See Staff Report
Utilities Service Area/ Water & Wastewater □Urban ⊠ City of Tampa □Rural □ City of Temple Terrace	□ Yes □ No	□ Yes □ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes □ No	□ Yes □ No	No Comments Provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
□ Meets Locational Criteria ⊠N/A	🛛 Inconsistent	🗆 Yes	
Locational Criteria Waiver Requested	🗆 Consistent	🖾 No	
🗆 Minimum Density Met 🛛 🗆 N/A			

ZHM HEARING DATE:	January 16, 2024
BOCC LUM MEETING DATE:	March 19, 2024

Case Reviewer: Isis Brown

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west.

The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

The Site is located along Orient Road, a designated scenic corridor. As a result, this may trigger additional buffering and tree plantings as required by Part 6.06.03.1 of the Land Development Code. Additionally, the subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service will be services by The City of Tampa.

Staff finds the request is not consistent and compatible with the existing and emerging zoning and development pattern along this portion of Orient Road. The property's frontage is along the east side of Orient Road to the north and south of the subject parcel between the block formed by Sligh Ave (to the north) and Rough Road (to the south) is zoned for residential type uses. To mitigate the proposed CG zoning district in-fill along Orient Road the applicant has proposed the following restrictions:

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
- 4. The following uses shall be restricted from the property:
 - a. C-Store with or without gas sales., Motor vehicle repair,
 - b. Fast food with or without drive thru,
 - c. Blood/plasma center, and
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility
- 5. Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements.
- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

5.2 Recommendation

Transportation Review staff originally objected to the application due to concerns regarding the number and design of access to the parcel to Orient Road. In response as part of the remand, the applicant has offered the following restriction:

1. Access to the subject site will be restricted to only one access on Orient Road and will be built as a roadway consistent with Hillsborough County standards. With this restriction, Transportation Review staff is no longer in objection to the application.

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

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

January 16, 2024

Case Reviewer: Isis Brown

6.0 PROPOSED CONDITIONS:

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
- 4. The following uses shall be restricted from the property:
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 - b. Fast food with or without drive thru,
 - c. Blood/plasma center, and
 - d. Recyclable materials recovery facility
 - e. No Car Wash facility
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- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

Zoning Administrator Sign Off:	J. Brian Grady Tue Jan 16 2024 14:24:22
SITE, SUBDIVISION AND BUILDING CONST	RUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE
DEVELOPMENT PLAN & BUILDING REVIEW	/ AND APPROVAL.
Approval of this re-zoning petition by Hillsbo	prough County does not constitute a guarantee that the project will receive
approvals/permits necessary for site develo	opment 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

Page 9 of 14

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: Janu BOCC LUM MEETING DATE: Marc

January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 10/04/23 Rev 10/16/23 Revised 01/05/24
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Lake Orient Park/Northeast	PETITION NO.: STD 23-0828

This agency has no comments.

X This agency has no objection.

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.2 acres from Agricultural Single-Family Conventional (ASC-1) to Commercial General - Restricted (CG-R). Transportation staff originally objected to the application due to access spacing and number of access points permitted by the Hillsborough County Land Development Code. The case has been remanded and the applicant has since proffered the following transportation related restrictions to address previous objection Rationale:

- Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip
 generation and the threshold for de minimus impact for substandard roadway improvements, of
 which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using
 ITE 180 generates 24 daily trips, and 7 peak hour trips.
- Compliance with Hillsborough County Land Development code section 6.04.03.I number access
 points. Based on discussion with staff, the subject must also restrict to a maximum of one access
 point.

Transportation staff has reviewed the restrictions and no longer objects to the proposed rezoning.

Previous Objection Rationale:

Staff has provided the previous objections and added explanation as to how the new restrictions address the issues.

 The site currently has two (2) access connection to Orient Rd., whereas only one access connection would appear to be required pursuant to Section 6.04.03.1 of the Hillsborough County LDC.

[Staff Comment: The applicant has proffered a restriction that would only allow 1 access to Orient Road.]

 In the vicinity of the proposed project, Orient Rd. is functionally classified as a collector roadway, and has a posted speed limit of 40 mph. The minimum connection spacing for a Class 6 collector roadway is 245 feet.

[Staff Comment: The applicant has proffered a restriction that limits the peak hour trip generation of the site and reduces the number of access points, improving the access situation for the subject site.]

 The proposed zoning represents a significant intensification of daily and peak hour trips that will impact adjacent roadways, including Orient Rd.

[Staff Comment: The applicant has proffered a restriction limits the development potential of the use to 10 peak hour trips, which is the threshold for de minimus impact for substandard roadway.

 There are only +/- 229 feet between the driveway on the parcel to the north of the project, and the driveway on the parcel to the south of the project. Given the limited parcel frontage, the site cannot meet minimum access spacing standards on its own.

[Staff Comment: The applicant has proffered a restriction that limits the use of the property to 10 peak hours trips. This limit will minimize the potential intensification of the property compared to the existing use.]

 There does not appear to be sufficient right-of-way to accommodate required turn lanes which would be triggered by development which could occur if the proposed zoning were approved as presented. Additionally, such turn lanes would conflict with access connections to properties to the north and south of the subject site.

[Staff Comment: The applicant has proffered restrictions for the rezoning that limits the use to 10 peak hour trips, which will not require turn lanes.]

SITE ACCESS

The site will be limited to one full vehicular and pedestrian access to Orient Road.

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG-R, 5,000 sf Specialty Trade Contractor (ITE Code 180)	49	8	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	+35	+7	+9

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has a frontage on Orient Road. Orient Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Orient Road lies within +/- 66 feet of Right of Way in the vicinity of the project. Orient Road does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Orient Road is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan (CPP). Sufficient right of way will be required to be preserved for the planned improvement at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
ORIENT RD	HILLSBOROUGH AVE	SLIGH AVE	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

Rezoning Application: 23-0828 (REMAND) Zoning Hearing Master Date: January 16, 2024

March 19, 2024

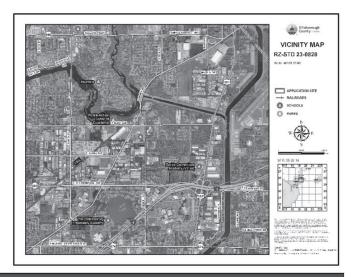


Development Services Department

1 Ο ΔΡΡΙΙCATION SUMMARY

BOCC Land Use Meeting Date:

1.0 APPLICATION SUP	VIIVIART
Applicant:	Orient Road Holdings
FLU Category:	Community Mixed-Use -12 (CMU-12)
Service Area: Site Acreage: Community Plan Area: Overlay:	Urban 1.20 +/- East Lake-Orient Park None
Request:	Rezone from Agricultural Single- Family Conventuonal-1 (AS Conventional -1) to Commercial General with Restrictions (CG -R).



Request Summary:

The request is to rezone from the existing from Agricultural Single-Family Conventional -1 (ASC-1) to Commercial General (CG) zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10,000 square feet (sf). The applicant has proposed restrictions to certain commercial uses; proposed additional buffering and screening to the north, east and south property lines; restrictions to hours of operation to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel, vehicle trip restrictions and limitation on number of access point to reduce/minimize impacts and address spacing issues/concerns with the access to address transportation concerns.

Zoning:	Current ASC-1 Zoning	Proposed CG Zoning
Uses	Single-Family Conventional	General Commercial, Office and
Oses	Residential/Agricultural	Personal Services
Acreage	1.20+/- Acres (ac)	1.20+/- ac/ 52,272 sf
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Mathematical Maximum*	1 Dwelling Unit (du)	14,113 sf
* Mathematical Maximum entitlements may be reduced due to roads, stormwater, and other improvements		

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

Development Standards:	Current ASC-1 Zoning	Proposed CG Zoning
Density / Intensity	1 du per 1 acre	F.A.R. 0.27
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
	50' - Front	30' - Front (West)
Setbacks/Buffering and Screening	50' – Rear	20' Type B Buffer – Rear (East)
	15' - Sides	20' Type B Buffer – Sides (South & North)
Height	50'	50'

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

Additional Information:	
Planning Commission Recommendation	Inconsistent

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

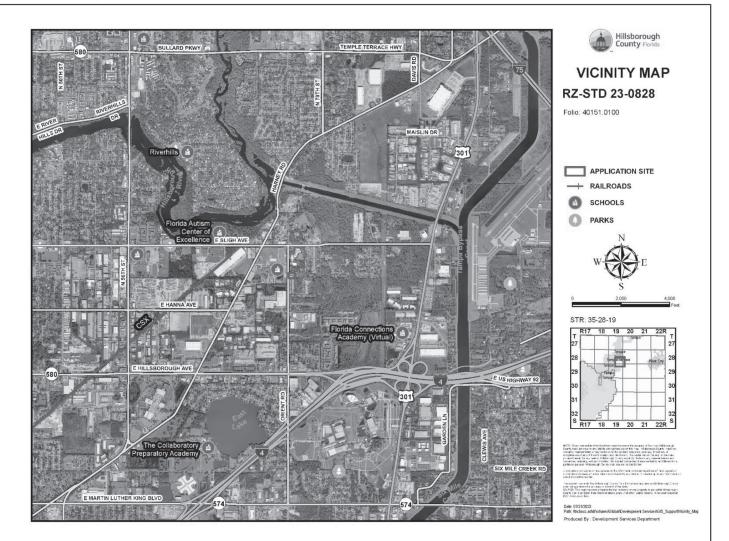
Case Reviewer: Isis Brown

Development Services Department Recommendation

Not Supported Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include residential, commercial, institution type uses and rural-agricultural. The subject site is surrounded by properties with a CMU-12 category to the north, south and east; and Public/Quasi Public (P/QP) to the west. The adjacent properties are zoned ASC-1 to the north, east and west. Residential Single Family Conventional (RSC-4) to the north; Residential Single Family Conventional (RSC-6), Planned Development (PD), and ASC-1 to the east; and PD to the south and south-east.

Rezoning Application:

23-0828 (REMAND)

Zoning Hearing Master Date:

BOCC Land Use Meeting Date:

March 19, 2024

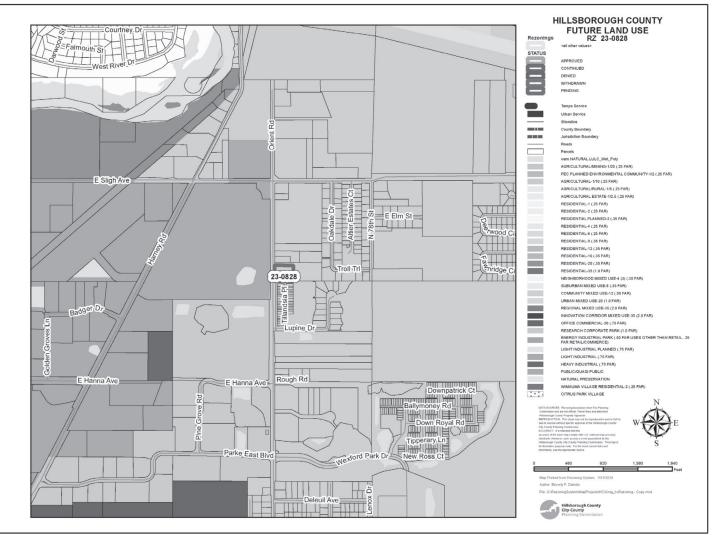
January 16, 2024



Development Services Department

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed-Use-12 (CMU-12)
Maximum Density/F.A.R.:	12 dwelling unit per Gross Acre (ga)/ 0.50 F.A.R.
Typical Uses:	Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Non- residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

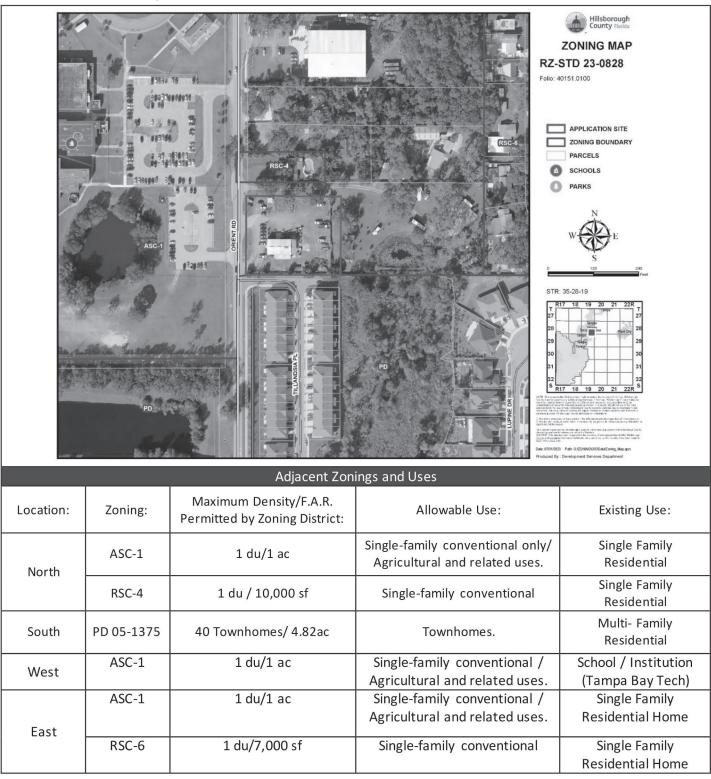
ZHM HEARING DATE: BOCC LUM MEETING DATE:

January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



APPLICATION NUMBER:	RZ STD 23-0828 (REMAND)
ZHM HEARING DATE:	January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

January 16, 2024

Case Reviewer: Isis Brown

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Orient Road	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other

Project Trip Generation	■ □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	1	1
Proposed	1,540	84	198
Difference (+/-)	+1,526	+83	+197

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Connectivity and Cross Access IN Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
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Natural Resources	□ Yes □ No	□ Yes □ No	No Comments
Conservation & Environmental Lands Mgmt.	□ Yes □ No	□ Yes □ No	This agency has no comments.
Check if Applicable:			
Wetlands/Other Surface Waters	□ Significant Wil		
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Transportation Design Exception/Adm. Variance Requested Off-site Improvements Provided N/A	□ Yes ⊠ No □ N/A	□ Yes □ No ⊠ N/A	See Staff Report
Utilities Service Area/ Water & Wastewater □Urban ☑ City of Tampa □Rural □ City of Temple Terrace	□ Yes □ No	□ Yes □ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes □ No	□ Yes □ No	No Comments Provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
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ZHM HEARING DATE:	January 16, 2024
BOCC LUM MEETING DATE:	March 19, 2024

Case Reviewer: Isis Brown

5.0 IMPLEMENTATION RECOMMENDATIONS

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Staff finds the request is not consistent and compatible with the existing and emerging zoning and development pattern along this portion of Orient Road. The property's frontage is along the east side of Orient Road to the north and south of the subject parcel between the block formed by Sligh Ave (to the north) and Rough Road (to the south) is zoned for residential type uses. To mitigate the proposed CG zoning district in-fill along Orient Road the applicant has proposed the following restrictions:

- 1. All business activity shall be carried on internally within the building(s) on site. There shall be no exterior business activity.
- 2. A uniform opaque screening shall be applied on the existing fencing along the front (west) of the property to screen the use from the street.
- 3. Operating hours shall be from Monday through Saturday from the hours of 8 am to 6 pm. There will be no Sunday hours of operation.
- 4. The following uses shall be restricted from the property:
 - a. C-Store with or without gas sales., Motor vehicle repair,
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- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

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1. Access to the subject site will be restricted to only one access on Orient Road and will be built as a roadway consistent with Hillsborough County standards. With this restriction, Transportation Review staff is no longer in objection to the application.

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

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

January 16, 2024

Case Reviewer: Isis Brown

6.0 PROPOSED CONDITIONS:

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- 5. Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and the threshold for determined impact for substandard roadway improvements. , of which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using ITE 180 generates 24 daily trips, and 7 peak hour trips.
- 6. Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject project must also shall be restricted to a maximum of one access point.

Zoning Administrator Sign Off:	J. Brian Grady Tue Jan 16 2024 14:24:22	
SITE, SUBDIVISION AND BUILDING CONST	RUCTION 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

Page 9 of 14

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: Janu BOCC LUM MEETING DATE: Marc

January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER: RZ STD 23-0828 (REMAND)

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 10/04/23 Rev 10/16/23 Revised 01/05/24
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Lake Orient Park/Northeast	PETITION NO.: STD 23-0828

This agency has no comments.

X This agency has no objection.

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.2 acres from Agricultural Single-Family Conventional (ASC-1) to Commercial General - Restricted (CG-R). Transportation staff originally objected to the application due to access spacing and number of access points permitted by the Hillsborough County Land Development Code. The case has been remanded and the applicant has since proffered the following transportation related restrictions to address previous objection Rationale:

- Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip
 generation and the threshold for de minimus impact for substandard roadway improvements, of
 which is determined from of ITE Code 180 (Specialty Contractor) 3,500 sf of the existing use using
 ITE 180 generates 24 daily trips, and 7 peak hour trips.
- Compliance with Hillsborough County Land Development code section 6.04.03.I number access
 points. Based on discussion with staff, the subject must also restrict to a maximum of one access
 point.

Transportation staff has reviewed the restrictions and no longer objects to the proposed rezoning.

Previous Objection Rationale:

Staff has provided the previous objections and added explanation as to how the new restrictions address the issues.

 The site currently has two (2) access connection to Orient Rd., whereas only one access connection would appear to be required pursuant to Section 6.04.03.1 of the Hillsborough County LDC.

[Staff Comment: The applicant has proffered a restriction that would only allow 1 access to Orient Road.]

 In the vicinity of the proposed project, Orient Rd. is functionally classified as a collector roadway, and has a posted speed limit of 40 mph. The minimum connection spacing for a Class 6 collector roadway is 245 feet.

[Staff Comment: The applicant has proffered a restriction that limits the peak hour trip generation of the site and reduces the number of access points, improving the access situation for the subject site.]

 The proposed zoning represents a significant intensification of daily and peak hour trips that will impact adjacent roadways, including Orient Rd.

[Staff Comment: The applicant has proffered a restriction limits the development potential of the use to 10 peak hour trips, which is the threshold for de minimus impact for substandard roadway.

 There are only +/- 229 feet between the driveway on the parcel to the north of the project, and the driveway on the parcel to the south of the project. Given the limited parcel frontage, the site cannot meet minimum access spacing standards on its own.

[Staff Comment: The applicant has proffered a restriction that limits the use of the property to 10 peak hours trips. This limit will minimize the potential intensification of the property compared to the existing use.]

 There does not appear to be sufficient right-of-way to accommodate required turn lanes which would be triggered by development which could occur if the proposed zoning were approved as presented. Additionally, such turn lanes would conflict with access connections to properties to the north and south of the subject site.

[Staff Comment: The applicant has proffered restrictions for the rezoning that limits the use to 10 peak hour trips, which will not require turn lanes.]

SITE ACCESS

The site will be limited to one full vehicular and pedestrian access to Orient Road.

Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 5,000 sf Specialty Trade Contractor (ITE Code 180)	49	8	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+35	+7	+9

ZHM HEARING DATE: BOCC LUM MEETING DATE: January 16, 2024 March 19, 2024

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has a frontage on Orient Road. Orient Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. Orient Road lies within +/- 66 feet of Right of Way in the vicinity of the project. Orient Road does not have sidewalks on either side of the roadway within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Orient Road is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan (CPP). Sufficient right of way will be required to be preserved for the planned improvement at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE

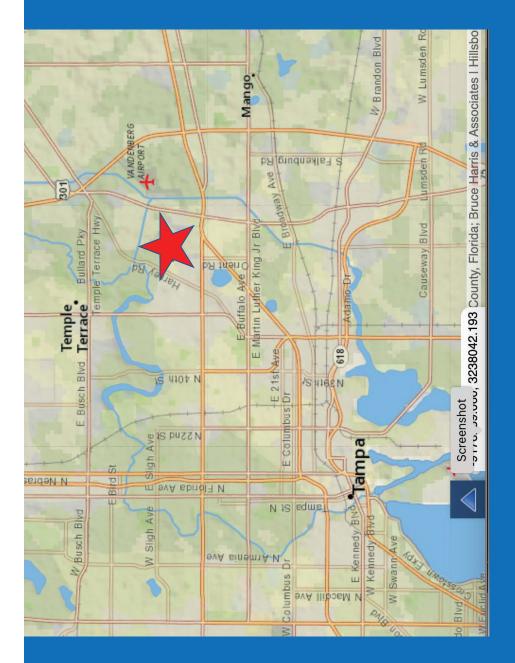
Level of Service (LOS) information is reported below.

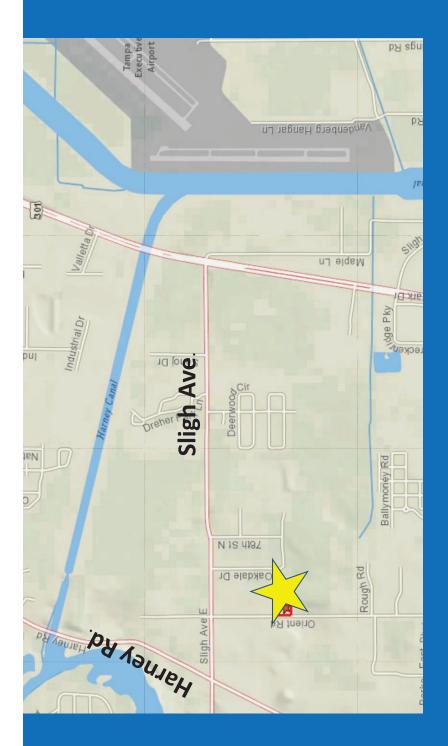
FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
ORIENT RD	HILLSBOROUGH AVE	SLIGH AVE	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report



East Lake Orient Park









Currently on Site

Landscape Company Citation

Issue: Re-Zoning from ASC-1 to CG-R with Restrictions **1.20** acres

Restrictions:

- All business or operation activity to be interior only - South, evergreen trees, 10' high, 12' on center No fence on South, PVC exists already

- Uniform opaque screening at 4' applied to existing fence along front - Hours 8 am to 6 PM. No Sunday Hours

Uses Restricted:

- NO Recyclable materials recovery facility. - NO Fast food with or without drive thru. - NO C-Store with or without gas. - NO Blood/plasma center. - NO Motor vehicle repair.

BOCC REMAND:

Add more restrictions

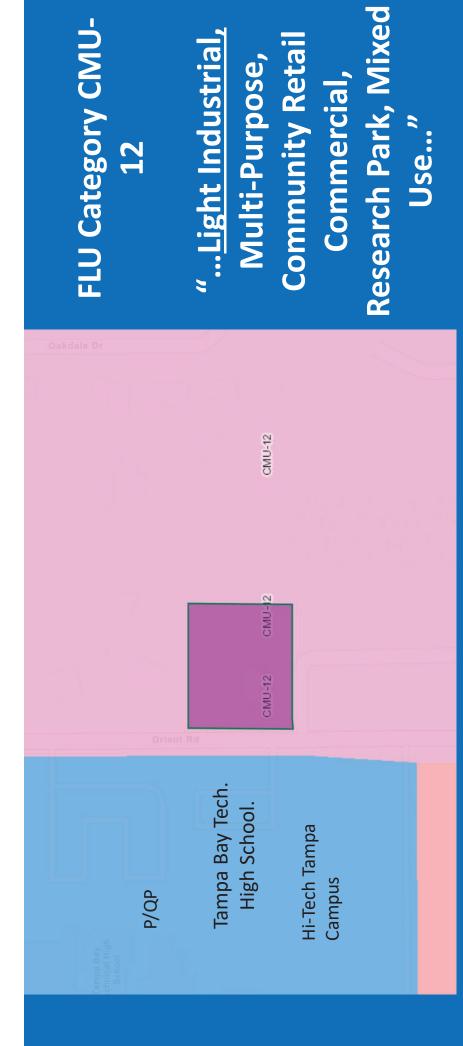
1) Restriction/cap on daily trips: Restriction to a maximum of 10 peak hour trips based on the trip generation and 2) Compliance with Hillsborough County Land Development code section 6.04.03.1 number access points. Based on discussion with staff, the subject must also restrict to a maximum of one access point. the threshold for determined impact for substandard roadway improvements.

DSD, Transportation now supports

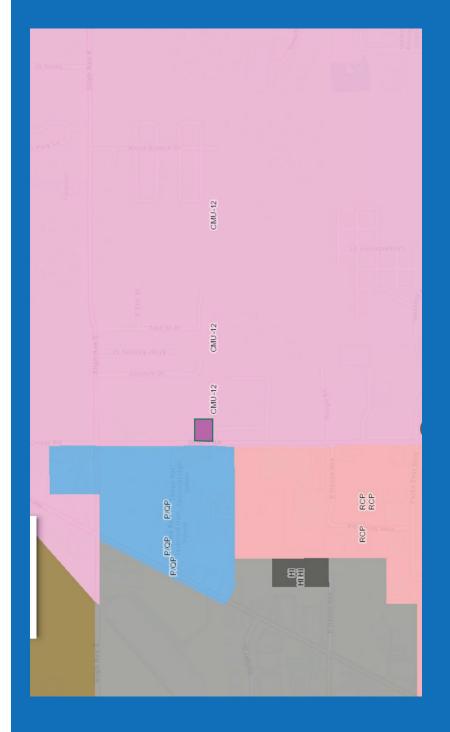
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to include <u>residential</u> , commercial	uses and rural-agricultural'
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DSD: "mixture of uses	

Land Use category, which is intended to designate areas that P. C.: "The subject site is located within the CMU-12 Future are urban in density and intensity of uses".

Zero Public Opposition

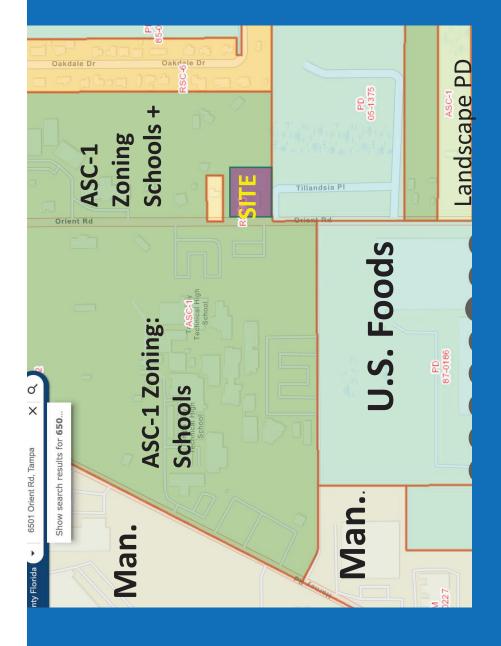


Entire Area is CMU-12, P/QP Research Park or Industrial Heavy



Land Use category, which is intended to designate areas that <u>P. C.:</u> "The subject site is located within the CMU-12 Future are urban in density and intensity of uses".

Zoning Map



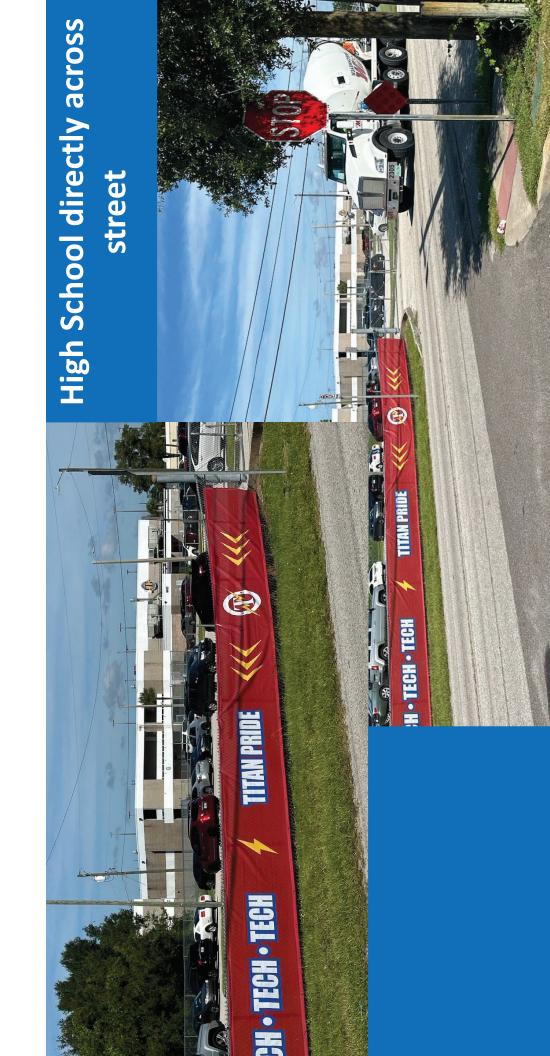
Agricultural Single Family Conventional (ASC-1). The ASC-1 zoning district extends east, west, and north". Plan Comm. "The subject site is currently zoned as

Intense Uses in Immediate area



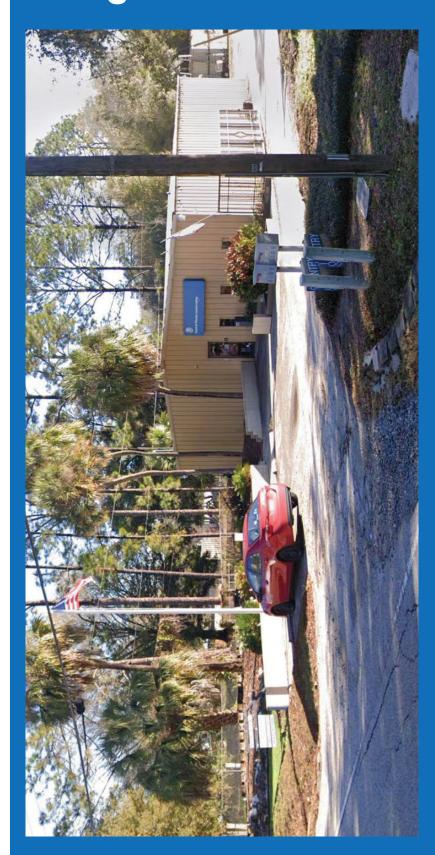
Intense Uses in Immediate area

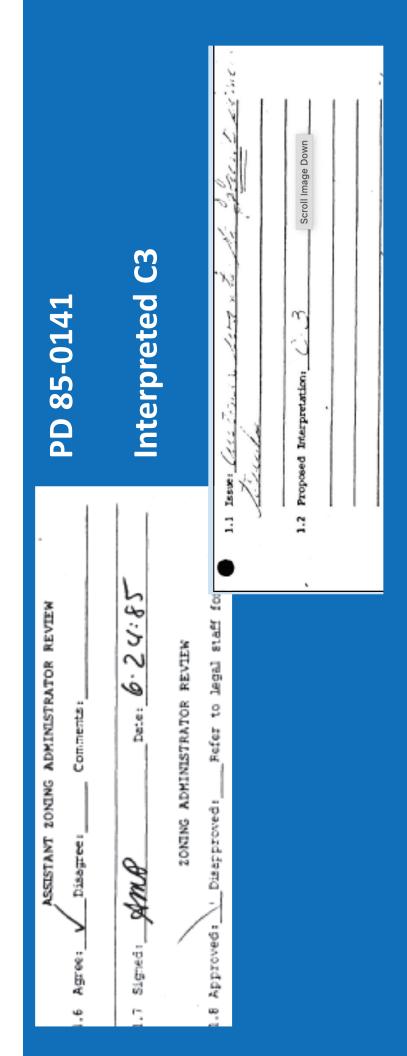




Landscape company to the South

Approx. .25 miles South



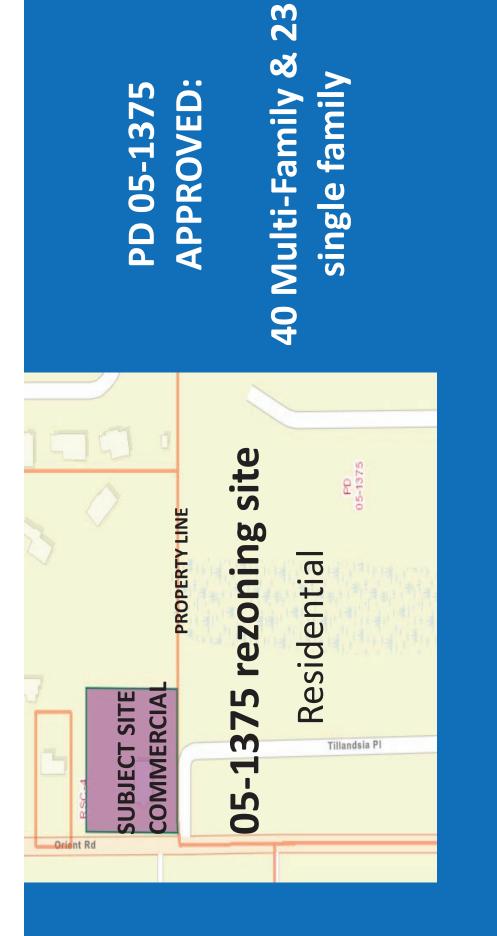




Looks, acts, situated the same as applicant

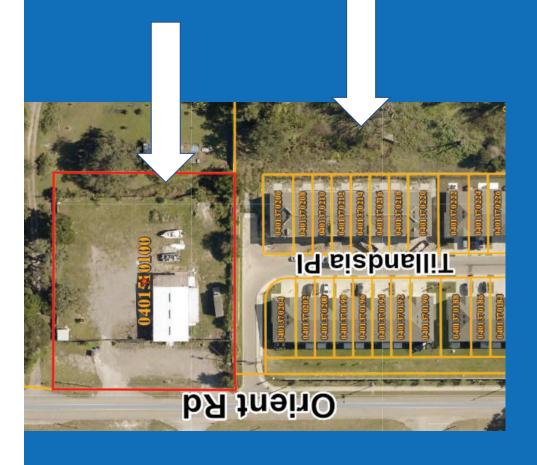
7,901 vehicles/day

Count Station 240021 LOCATION DRIENT ROAD LOCATION DESC & MIN OF ROADWAYID CR3620 SOURCE TPO Y2019 Y2019 Y2019 Y2001 Y200 Y200	Orient Rd				×		h Rd									:	
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OUR COMMERCIAL AGAINST RESIDENTIAL TODAY'S REQUEST

Residential against Our Commercial (Recommended & Approved!) 2005 Request



CURRENT AERIAL

SUBJECT SITE (Commercial) **2005 Re-Zoning** (residential)

Planning Commission, 2005:

RECOMMENDATION

proposed rezoning CONSISTENT with the *Future of Hillsborough* Comprehensive Based upon the above considerations, the Planning Commission staff finds the Plan, subject to the conditions proposed by the Planning and Growth Management

Zoning Dept.:

area. HCCCPC Staff finds the proposed rezoning to be consistent with the Future of Hillsborough Comprehensive Plan.

		05-1375			Adjacent land uses include a commercial use and single-family dwellings to the north;	
HILLSBOROUGH COUNTY, FLORIDA	RECOMMENDATION OF THE LAND USE HEARING OFFICER	RZ 05-1375 EL M. Iqbal Salch East Side of Orient Rd., ¼-mile South of Stioh Ave	40154.0000		s include a commercial use an	
HILLSBOR	RECOMMENDATION O	APPLICATION NUMBER: APPLICANT(S): GENERAL LOCATION:	FOLIO NUMBER:		Adjacent land use	

undeveloped land to the east; single-family dwellings, a commercial use, and undeveloped land to the south; and Orient Rd. a business park, and a technical school to the west.

05-1375

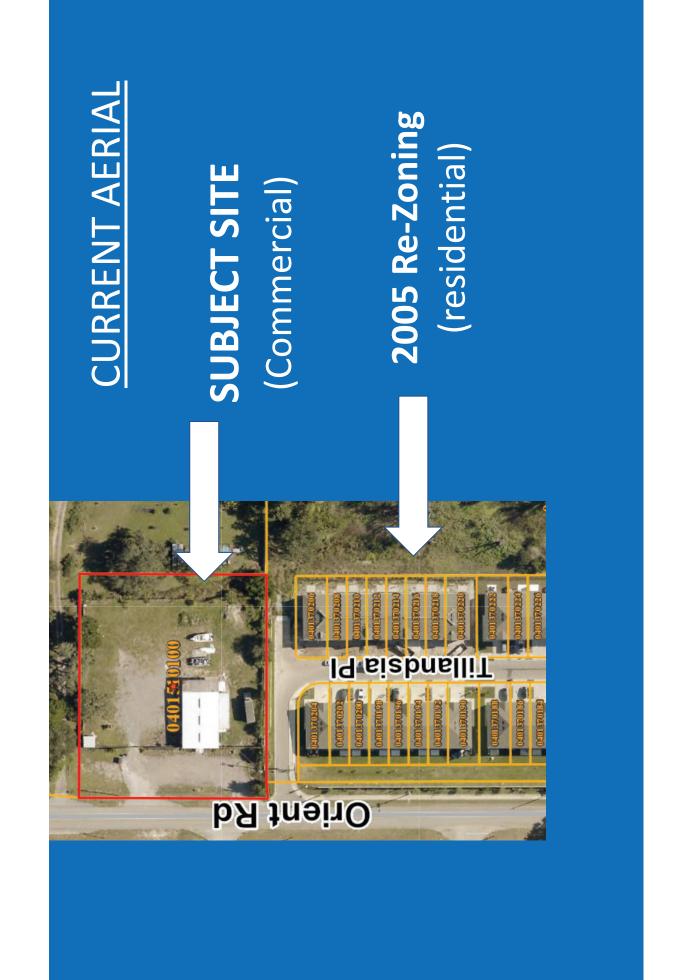
FINDINGS OF FACT

- The subject property lies within an area of mixed land usage, including business and commercial uses, residential uses, and educational facilities. -----
- The proposed PD zoning would be compatible with the existing and d

emerging land use patterns in the immediate area.

RECOMMENDATION

APPROVAL of the PD rezoning request, subject to the recommended conditions set forth within the Land Use Application Summary Report dated October 31, 2005, as revised by Changes To Conditions dated No-



OUR COMMERCIAL AGAINST RESIDENTIAL TODAY'S REQUEST

Residential against Our Commercial (Approved and recommended) **2005 Request**

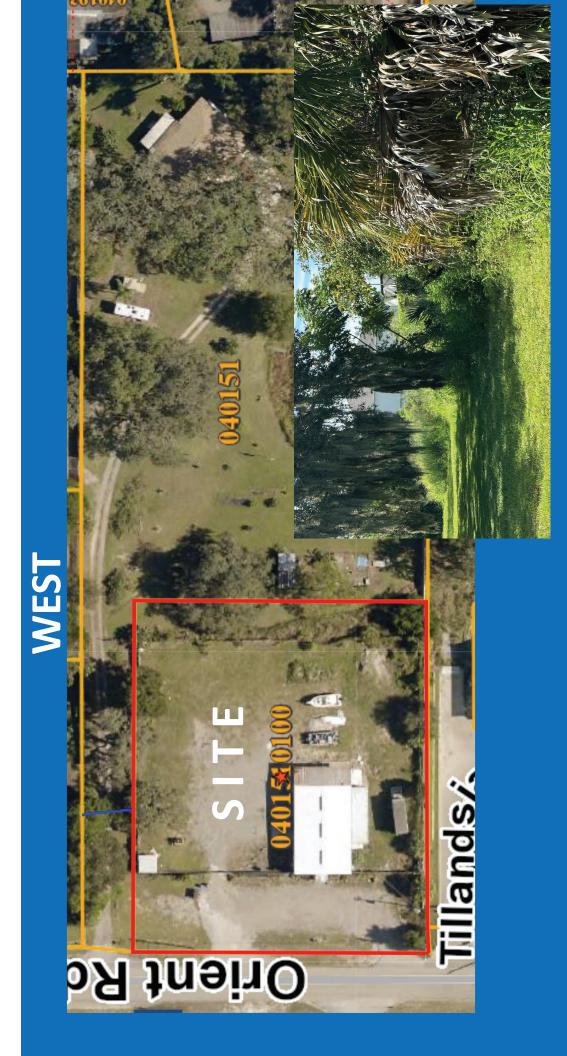
2023, ZHM:

compatible with the existing development pattern along the DSD STAFF: 'stated that commercial land uses are not subject portion of Orient Road'. PLAN COMM: 'incompatible with the surrounding residential development pattern'.

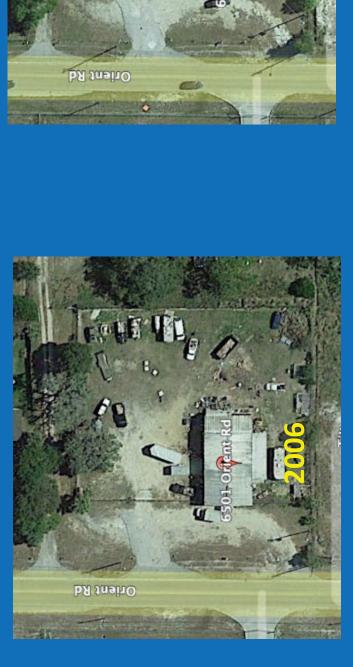








TEST OF TIME



-

ET





TRANSPORTATION DEPT.

project's potential transportation impacts, are evaluated at the time Generally, for projects with a Euclidean zoning designation, a of plat/site/construction plan review.

Comprehensive Plan, LDC, TTM and other applicable rules and developer/property owner will be required to comply will all regulations at the time of plat/site/construction plan review. Staff notes that, regardless of this review, the

report also includes additional information for how access would be required <u>clear, the report does object to the rezoning for access spacing issues. The</u> "The no adverse effect part is what would need to be demonstrated for a spacing Administrative Variance to be approved during site review. <u>To be</u> in the event that it is approved".

Alex Steady, AICP Transportation Review Section





SUMMARY:

- ZERO Public Opposition

- Added significant restrictions to control and make the use compatible
- <u>CMU-12 high and intensive category; reflective of broad area</u>
- Zoning map does not present the existing intensities well
- Large mix of intense uses in immediate vicinity
- 2005 abutting approvals reviewed same issues today, 180 degree difference
 - similar use has worked fine; test of time

PARTY OF RECORD

August 1, 2023

DSD - Community Development Division P. O. Box 1110 Tampa, FL 33601

Re: Application Number RZ-STD 23-0828

The property at 6501 Orient Rd. in Tampa, FL has a faulty alarm system that is a nuisance. The alarm blares for long periods of time and no one comes to turn it off or fix the problem. The 4th of July weekend it blared all weekend, loudly and constantly. It interrupts sleep, and sitting on the porch is impossible. This has happened on multiple occasions.

I am against this re-zoning because they pay no attention to the present problem. Re-zoning may present other problems they are unable or unwilling to tend to.

Respectfully,

Digna Maynor 6515 Orient Rd. Tampa, FL 33610

Ms. Digna Maynor 6515 Orient Rd. Tampa, FL 33610 33601-111010 DSD-Community Development Div. P.D. Box 110 Iampa, AL 33601 SAINT PETERSBURG FL 3 AUG 2023 PM 8 L -