

Rezoning Application: PD 21-0592

Zoning Hearing Master Date: September 13, 2021

BOCC Land Use Meeting Date: November 9, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tom Matter

FLU Category: OC-20

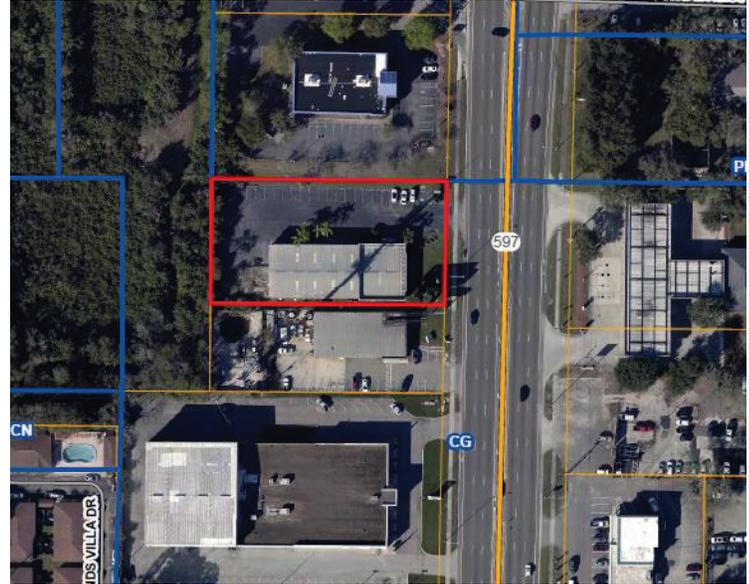
Service Area: Urban

Site Acreage: 0.86 AC +/-

Community Plan Area: Egypt Lake

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to limit the permitted uses to a furniture store and accessory uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

	Current CG Zoning	Proposed PD Zoning
Uses	Commercial General Zoning District uses (which includes furniture stores)	Furniture Store and accessory uses shall be permitted)
Mathematical Maximums *	9,304.47 square feet	13,112 square feet proposed (maximum 25,845.75 square feet based in 0.75 FAR in OC-20)

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current CG Zoning	Proposed PD Zoning
Density / Intensity	Existing building square footage is approximately 8,700 square feet. Under the existing CG zoning district, a maximum of 9,304 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 21-0592 for the parcel, a maximum FAR of 0.35 or 13,112 square foot will be allowed.
Lot Size / Lot Width	10,000 sf / 75'	10,000 sf / 75'

APPLICATION NUMBER: PD 21-0592

ZHM HEARING DATE: September 13, 2021

BOCC LUM MEETING DATE: November 9, 2021

Case Reviewer: Tania C Chapela

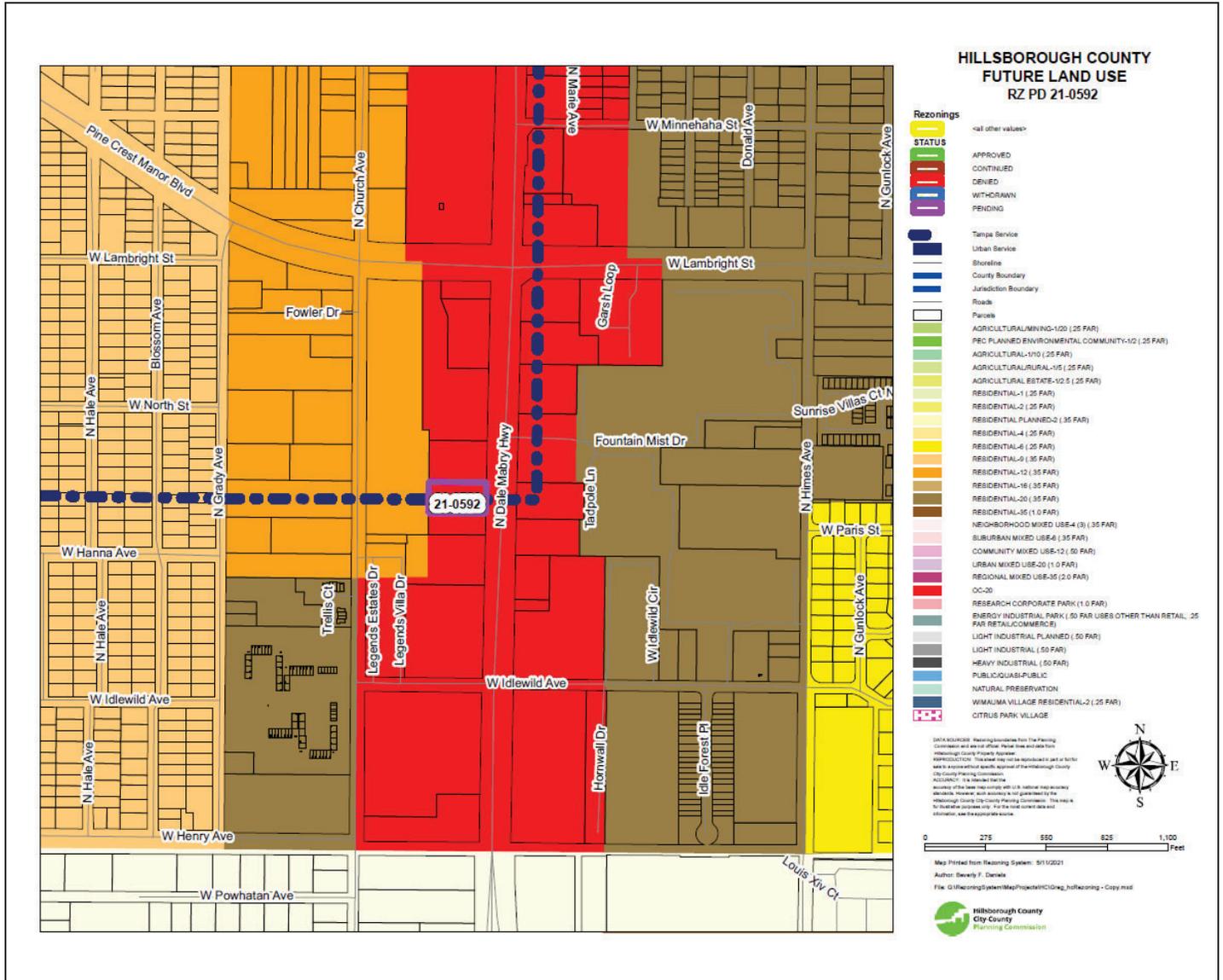
Setbacks/Buffering and Screening	30' Front No Buffer/Screening is required pursuant to LDC Sec 6.06.06 Buffer and Screening Requirements	25' Front, 10' south, 25' west, 15' north. No buffer is requested pursuant to LDC Sec. 6.06.06 Buffer and screening requirements
Height	50 feet (subject to LDC Sec. 6.01.01 endnote #8)	22 feet Max.

Additional Information:

PD Variations	Allow a portion of the existing paved parking spaces to remain to serve furniture store uses (LDC Section 6.05.02.K.3 Parking and Loading Standards)
Waiver(s) to the Land Development Code	None requested
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

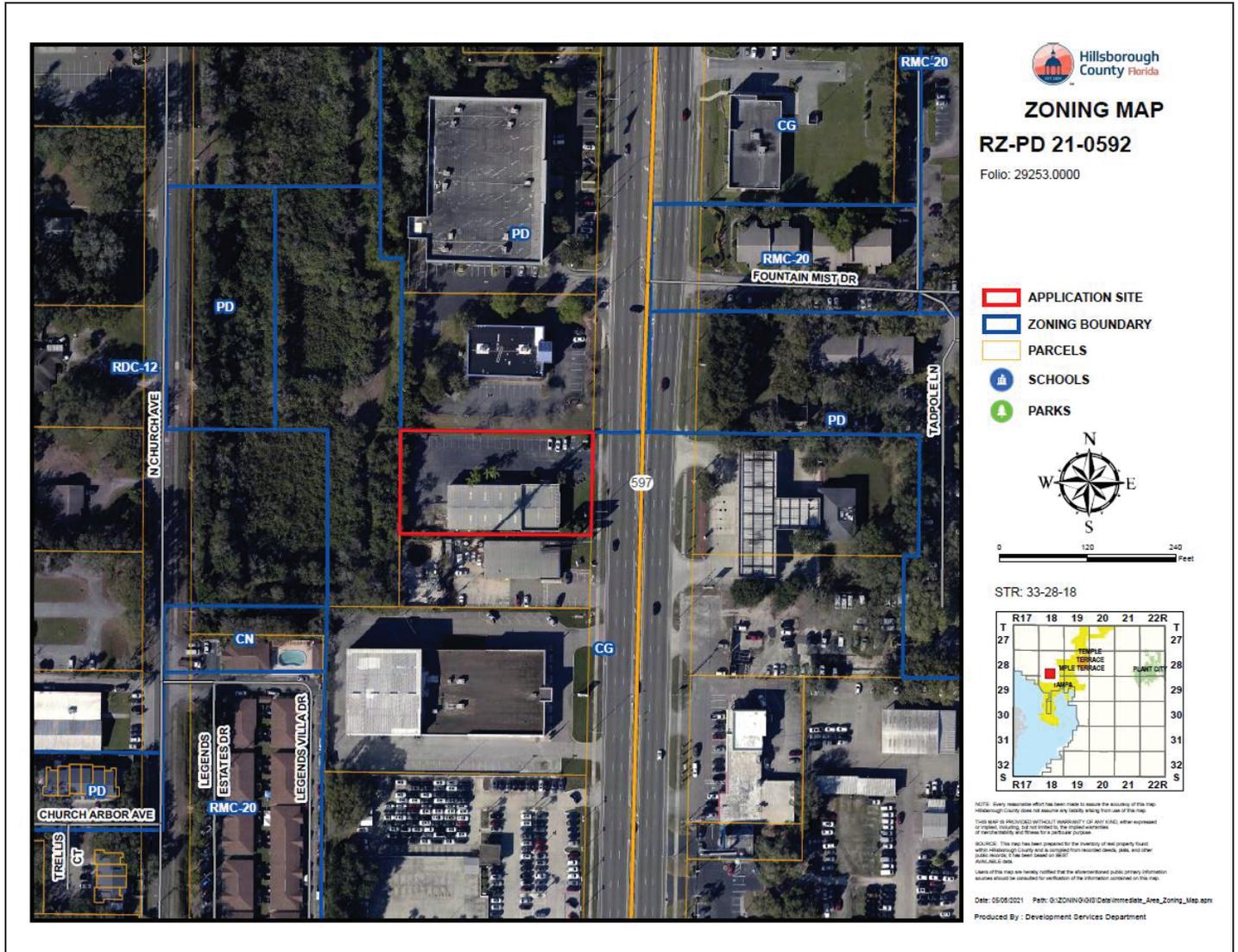
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

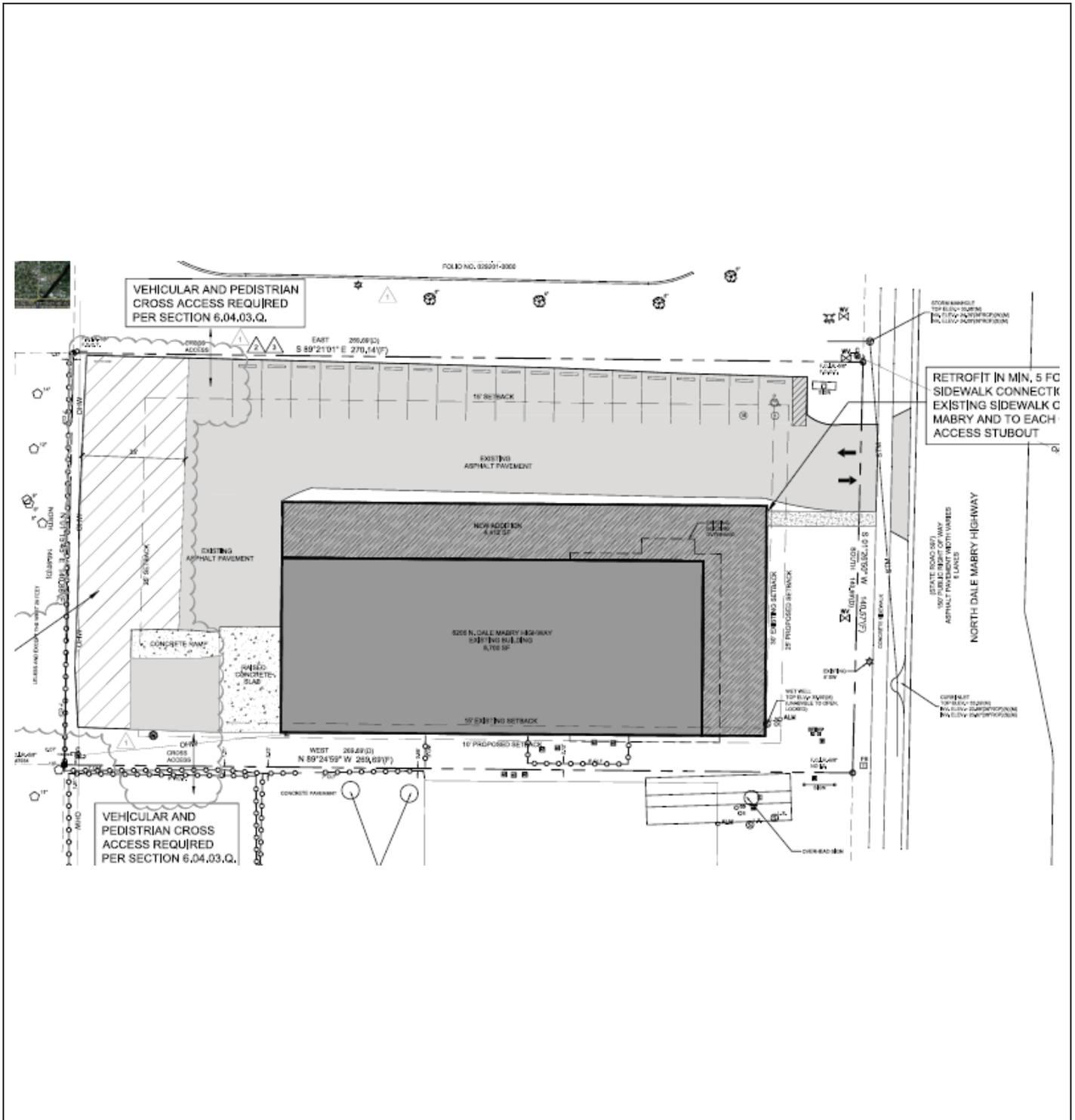
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27	Commercial General uses	Retail
South	CG	0.27	Commercial General uses	Retail
East	CG	0.27	Commercial General uses	FDOT owned, vacant, wetlands
West	CG	0.27	Commercial General uses	Dale Mabry ROW, Gas Station, Retail

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



APPLICATION NUMBER: PD 21-0592

ZHM HEARING DATE: September 13, 2021

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Case Reviewer: Tania C Chapela

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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,104	39	104
Proposed	83	3	7
Difference (+/-)	-1,021	-36	-97

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report.
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees NA			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.35 FAR is significantly under the 0.75 Maximum FAR allowable in the OC-20 Comprehensive Plan category. The proposed addition to the building area will require reduction of the required setbacks. However, the front setbacks will not create a significant change in the visual character of the area. The increased FAR will have minimal impact on the transportation network.

Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by the development of the subject site by 1,021 average daily trips. Staff finds the existing use of the land and the proposed site layout and conditions show a similar impact.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 1, 2021.

Prior to site plan certification, the applicant will amend the site plan data table to reflect the revised narrative indicating the only allowable use in PD 21-0592 is a furniture store.

1. The project shall permit a total of 13,112 square feet for a retail furniture store and its related accessory uses.
2. Except for the following, development shall be in accordance with the CG standards:

Maximum F.A.R.: 0.35.

Maximum Building Area: 13,112 square feet.

Minimum front yard setback: 25 feet.

Minimum side yard setback: 15 feet (north side), 10 feet (south side).

Minimum rear yard setback: 25 feet.

Maximum building height: 22 feet.

Maximum parking: 19 spaces.

3. Existing parking spaces along the northern property line shall be allowed as depicted in the site plan. No additional landscaped buffer shall be required between the off-street vehicular use area and the northern property.

4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References

to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

5. Within ninety days of approval of PD 21-0592 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Sep 3 2021 13:22:10

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance of this application to a further ZHM hearing date. Therefore, the site plan received September 1, 2021 can be accepted for review and consideration.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Egypt Lake/Northwest

DATE: 08/03/2021
AGENCY/DEPT: Transportation
PETITION NO: PD RZ-21-0592

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,021 average daily trips, 36 trips in the a.m. peak hour, and 97 trips in the p.m. peak hour.
- The applicant is proposing one vehicular and pedestrian access on Dale Mabry Hwy. In accordance with Hillsborough County LDC Section 6.04.03.Q, the applicant is also proposing vehicular and pedestrian cross access to the north and the south of the project site.
- The project site currently has 24 paved spaces, only 14 spaces are required by the LDC. The applicant has requested a variation due to LDC section 6.05.02.K.3 to allow the existing paved parking spaces to remain to serve the furniture store use.
- Transportation Review Section staff has no objection to this request, subject to the conditions provided herein.

CONDITION OF APPROVAL

- Prior to site plan certification, the applicant will amend the site plan data table to reflect the revised narrative indicating the only allowable use in PD 21-0592 is a furniture store.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.86 acres from Commercial General (CG) to Planned Development (PD) which would increase the Floor Area Ratio (FAR) of the site from 0.27 to 0.35. The increase in FAR would allow for a 13,112 sf furniture store. The site has an existing furniture store and the proposed Planned Development would expand the existing furniture store use by +/- 3,000 sf. The site is located +/- 800 feet north of the intersection of Idlewild Avenue and Dale Mabry Highway. The Future Land Use designation of the site is OC-20.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the proposed development will generate less than 50 peak hour trips which does not trigger additional transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,115 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,104	39	104

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Planned Development (PD) 13,112 sf Furniture Store (ITE code 890)	83	3	7

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,021	-36	-97

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,021 average daily trips, 36 trips in the a.m. peak hour, and 97 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dale Mabry Hwy, a 6-lane divided, principal arterial, FDOT maintained roadway. Along the project frontage, the roadway lies within a +/- 143-foot wide right-of-way. Dale Mabry Hwy has +/- 5-foot sidewalks, +/- 4-foot bike lanes and curb and gutter on both sides.

Dale Mabry Hwy is not included on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The applicant is proposing one vehicular and pedestrian access on Dale Mabry Hwy. In accordance with Hillsborough County LDC Section 6.04.03.Q, the applicant is also proposing vehicular and pedestrian cross access to the north and the south of the project site.

PD VARIATION

The project site currently has 24 paved spaces, only 14 spaces are required by the LDC. The applicant has requested a variation to LDC section 6.05.02.K.3 to allow the existing paved parking spaces to remain to serve the furniture store use. There is no proposed change of use and the parking is existing.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DALE MABRY HWY	CITY LIMITS	WATERS AVE	D	C

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,104	39	104
Proposed	83	3	7
Difference (+/-)	-1,021	-36	-97

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

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

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

4.0 Additional Site Information & Agency Comments Summary <input type="checkbox"/> Not applicable for this request			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-0592

DATE OF HEARING: September 13, 2021

APPLICANT: Tom Matter

PETITION REQUEST: A request to rezone property from CG to PD to permit a furniture store with accessory uses

LOCATION: Approximately 260 feet southwest of the intersection of N. Dale Mabry Hwy and Fountain Mist Drive

SIZE OF PROPERTY: 0.86 acres, m.o.l.

EXISTING ZONING DISTRICT: CG

FUTURE LAND USE CATEGORY: OC-20

SERVICE AREA: Urban

COMMUNITY PLAN: Egypt Lake

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: Tom Matter

FLU Category: OC-20

Service Area: Urban

Site Acreage: 0.86 AC +/-

Community Plan Area: Egypt Lake

Overlay: None

Request: Rezoning to Planned Development

Current Zoning: CG

Proposed Zoning: PD

Request Summary:

The existing zoning is CG (Commercial General) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to limit the permitted uses to a furniture store and accessory uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Development Standards:

Density / Intensity	Existing building square footage is approximately 8,700 square feet. Under the existing CG zoning district, a maximum of 9,304 square feet is allowable (based on 0.27 FAR).	Under the proposed PD 21-0592 for the parcel, a maximum FAR of 0.35 or 13,112 square foot will be allowed.
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Additional Information:

Planning Commission Recommendation: Consistent

Development Services Department Recommendation: Approvable, subject to conditions

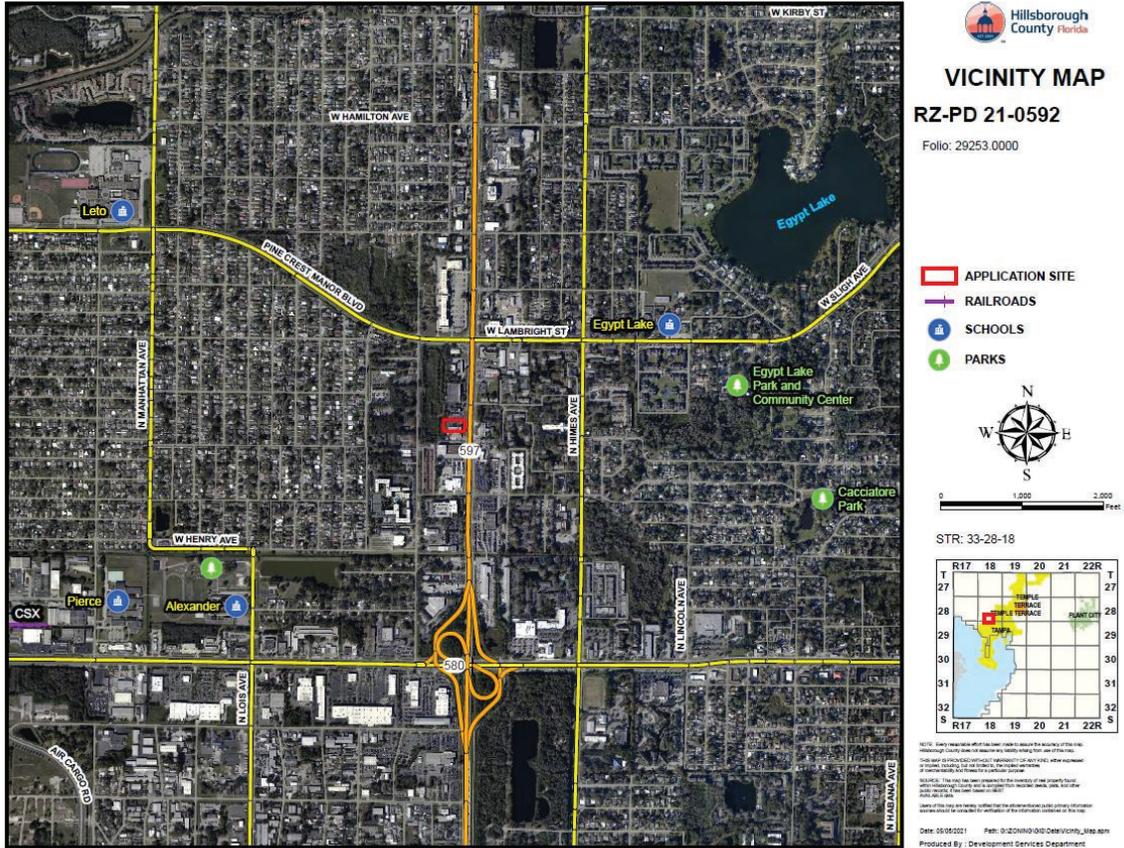
PD Variations:

Allow a portion of the existing paved parking spaces to remain to serve furniture store uses (LDC Section 6.05.02.K.3 Parking and Loading Standards)

Setbacks/Buffering and Screening	30' Front No Buffer/Screening is required pursuant to LDC Sec 6.06.06 Buffer and Screening Requirements	25' Front, 10' south, 25' west, 15' north. No buffer is requested pursuant to LDC Sec. 6.06.06 Buffer and screening requirements
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Waiver(s) to the Land Development Code	None requested
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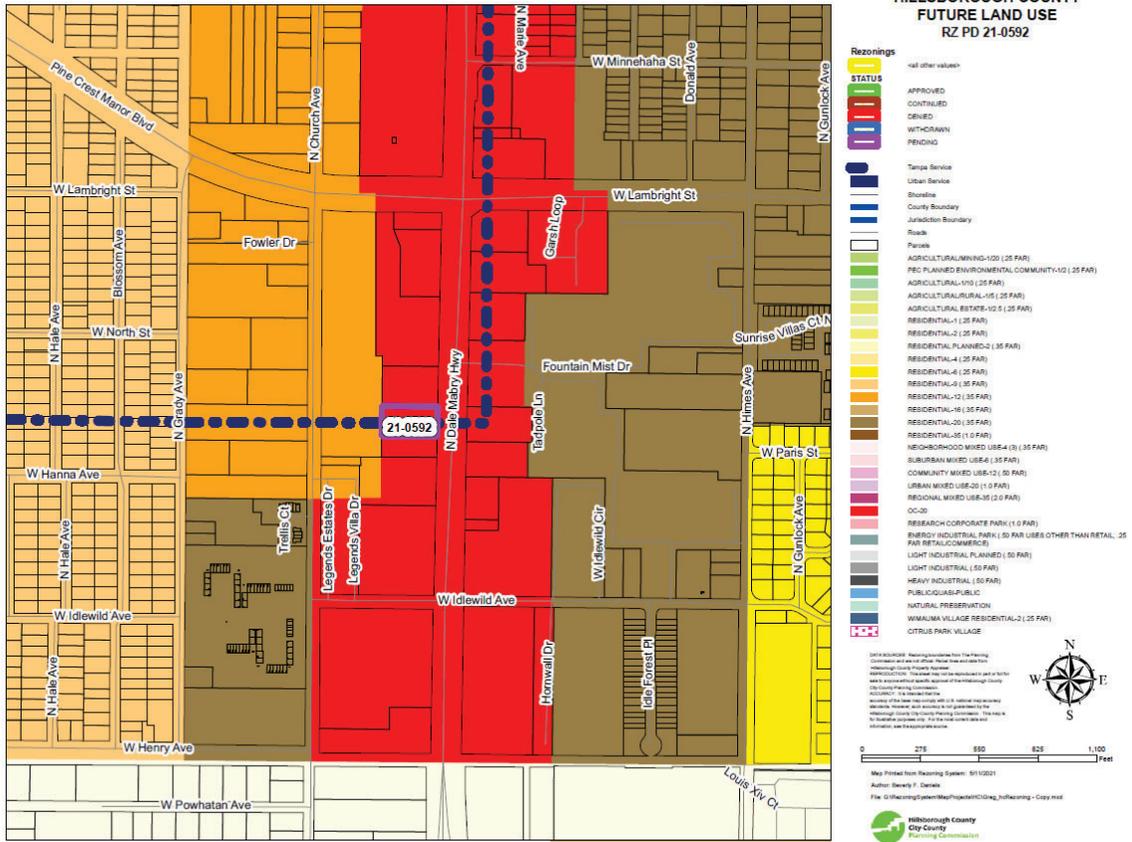
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The parcel is located along North Dale Mabry Hwy, a 6 lane divided arterial highway, with commercial zoning to the north, south, west and east along the Dale Mabry frontage. The commercial zoned parcels to the north and south are developed with retail buildings. Across Dale Mabry, to the west is a pump station with convenience store and retail buildings. Adjacent to the west is a zoned CG undeveloped lot. It is owned by the FDOT and contains wetlands.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Community Commercial, offices, mixed-use developments, compatible residential.

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

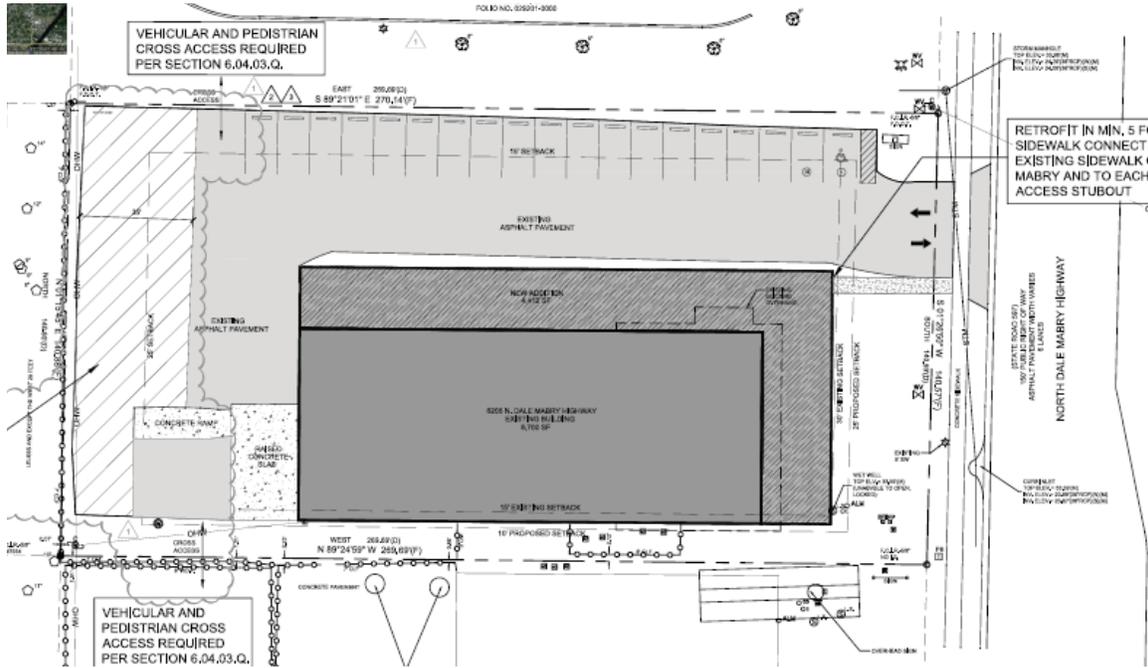


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
:	:			

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)



Classification Current Conditions Select Future Improvements

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)			
Adjoining Roadways (check if applicable)			
Dale Mabry Hwy	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

Connectivity and Cross Access Not applicable for this request

Design Exception/Administrative Variance Not applicable for this request

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

Environmental Protection Commission Natural Resources
Conservation & Environmental Lands Mgmt.

Yes No Yes No Yes No

Yes No Yes No Yes No

Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See staff report.
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the current CG (Commercial General) allowed uses. Furthermore, the proposed project reduced the number of potential uses currently allowed in the subject property. The proposed 0.35 FAR is significantly under the 0.75 Maximum FAR allowable in the OC-20 Comprehensive Plan category. The proposed addition to the building area will require reduction of the required setbacks. However, the front setbacks will not create a significant change in the visual character of the area. The increased FAR will have minimal impact on the transportation network.

Per the Transportation Staff, the proposed rezoning would result in a decrease of trips potentially generated by the development of the subject site by 1,021 average daily trips. Staff finds the existing use of the land and the proposed site layout and conditions show a similar impact.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 1, 2021.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Roland Dove with Spring Engineering 3014 Highway 19 Holiday Florida testified on behalf of the applicant. Mr. Dove stated that the property is 0.86 acres in size and houses an existing furniture store zoned CG. The request is intended to renovate the store and expand it by approximately 3,800 square feet. Additionally, the rezoning will bring the existing setbacks into compliance. Mr. Dove completed his testimony by stating that the site has more parking than required so a variation is requested to allow a portion of the existing paved parking to remain such that the required greenspace standard of 30% would be reduced to 15%.

Mr. Brian Grady, Development Services Department testified regarding the County's staff report. Mr. Grady stated that the request is to rezone property from CG to Planned Development to permit the expansion of an existing furniture store. Under the current CG zoning, the maximum square footage allowed would be 9,304 square feet. The applicant is requesting a maximum of 13,112 square feet. The maximum permitted under the OC-20 land use category would be 25,845 square feet. The Planned Development zoning would allow for the expansion and recognize the existing parking configuration. He concluded his remarks by stating that staff supports the requested waiver and the rezoning application.

Ms. Melissa Lienhard of the Planning Commission staff testified that the property is within the Office Commercial-20 Future Land Use category and located in the Urban Service Area. She described the request for the expansion of the store and stated that the PD will not change the existing light commercial use of the property and is consistent with the surrounding development pattern. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

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

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 0.86 acres in size and is zoned Commercial General (CG). The property is designated Office Commercial-20 (OC-20) by the Comprehensive Plan and located in the Urban Service Area.
2. The purpose of the rezoning from CG to PD is to renovate and expand an existing furniture store to a maximum of 13,112 square feet.
3. One Planned Development Variation is requested as part of the application. The applicant requests a reduction of the required 30% greenspace to 15% percent to recognize existing paved parking spaces.

The requested PD Variations meet Land Development Code Section 5.03.06.6(b) as the request serves to maintain existing excess parking spaces for the furniture store. As the parking configuration is existing, it will not adversely impact adjacent property owners.

4. The Planning Commission found the request for the expansion of the store is consistent with the surrounding development pattern. The Planning Commission stated that rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
5. The surrounding area is developed with commercial land uses to the north, south and west.
6. The proposed Planned Development zoning conditions limit the use of the property to a furniture store with related accessory uses.

7. The furniture store land use is consistent with the area. The expansion of the store and recognition of the existing parking configuration serve to provide a compatible land use given the commercial development pattern.

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 Planned Development 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 request is to rezone 0.86 acres from CG to PD to permit a furniture store with related accessory uses up to a maximum of 13,112 square feet.

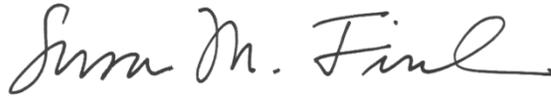
One Planned Development Variations is requested as part of the application. The applicant requests a reduction of the required 30% greenspace to 15% percent to recognize existing paved parking spaces. The requested PD Variations meet Land Development Code Section 5.03.06.6(b) as the request serves to maintain existing excess parking spaces for the furniture store. As the parking configuration is existing, it will not adversely impact adjacent property owners.

The Planning Commission found the request for the expansion of the store is consistent with the surrounding development pattern. The Planning Commission stated that rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

The surrounding area is developed with commercial land uses to the north, south and west. The furniture store land use is consistent with the area. The expansion of the store and recognition of the existing parking configuration serve to provide a compatible land use given the commercial development pattern.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



October 1, 2021

Susan M. Finch, AICP
Land Use Hearing Officer

Date

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 13, 2020 Report Prepared: September 2, 2021	Petition: 21-0592 6206 N DALE MABRY HWY <i>West of North Dale Mabry Highway and south of Fountain Mist Drive.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Office Commercial-20 (OC-20) (20 du/ga; 0.75 FAR)
Service Area	Urban & Tampa
Community Plan:	N/A
Requested Zoning:	Commercial - General (CG) to Planned Development (PD) to permit a single story commercial building up to 13,112 S.F and increase in FAR from 0.25 to 0.35
Parcel Size (Approx.):	0.86 +/- acres (37,462 sq. ft.)
Street Functional Classification:	North Dale Mabry Highway – State Principal Arterial Fountain Mist Drive – Local
Locational Criteria	N/A
Evacuation Zone	The subject property is in Evacuation Zone E



Context

- The approximately 0.86 ± acres site is located off North Dale Mabry Highway, West of North Dale Mabry Highway and south of Fountain Mist Drive intersection. The site is located in the Urban and Tampa Service Areas and is not located within a Community Planning Area.
- The subject site's Future Land Use designation is Office Commercial-20 (OC-20). Typical allowable uses in the OC-20 category include community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- OCO-20 surrounds the site on the north, south and east. To the west is Residential-12 (RES-12).
- The subject site is zoned Commercial - General (CG). To the west, east and south is Commercial - General (CG). To the north is Planned Development (PD). Further west is Residential - Duplex Conventional-12 (RDC-12).
- The site is currently light commercial with an existing furniture store. North and south of the site is light commercial. West of the site is public institutional with the existing Department of Transportation. East of the site, across North Dale Mabry Highway, are light commercial, vacant commercial and multi-family uses.
- The applicant is requesting to rezone the subject site from Commercial - General (CG) to a Planned Development (PD) to permit a single story commercial building up to 13,112 S.F and increase in FAR from 0.25 to 0.35

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.

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.

Staff Analysis of Goals, Objectives and Policies:

The approximately 0.86 ± acres site is located on the west of North Dale Mabry Highway and south of Fountain Mist Drive intersection. The site is located in the Urban and Tampa Service Areas and is not located within the limits of a Community Plan. The applicant is requesting to rezone the subject site from Commercial - General (CG) to Planned Development (PD) to permit a single story commercial building up to 13,112 S.F and increase in FAR from 0.25 to 0.35. The site currently has an existing furniture store at 8,700 sq. ft. and is requesting a 4,412 sq. ft. expansion of the current building. Per the applicant, the PD is restricted to only furniture store uses.

Per the Office Commercial-20 (OC-20) Future Land Use Category, a maximum intensity of 0.75 FAR is permitted on site. Based on the 0.86 acres, a maximum density of 28,096 sq. ft. is permitted on site (0.86 acres 43,560 X 0.75 = 28,096). The applicant is proposing an expansion up to 13,112 sq. ft and 0.35 FAR, which is within the maximum density and intensity permitted on site for the OC-20 Future Land Use Category.

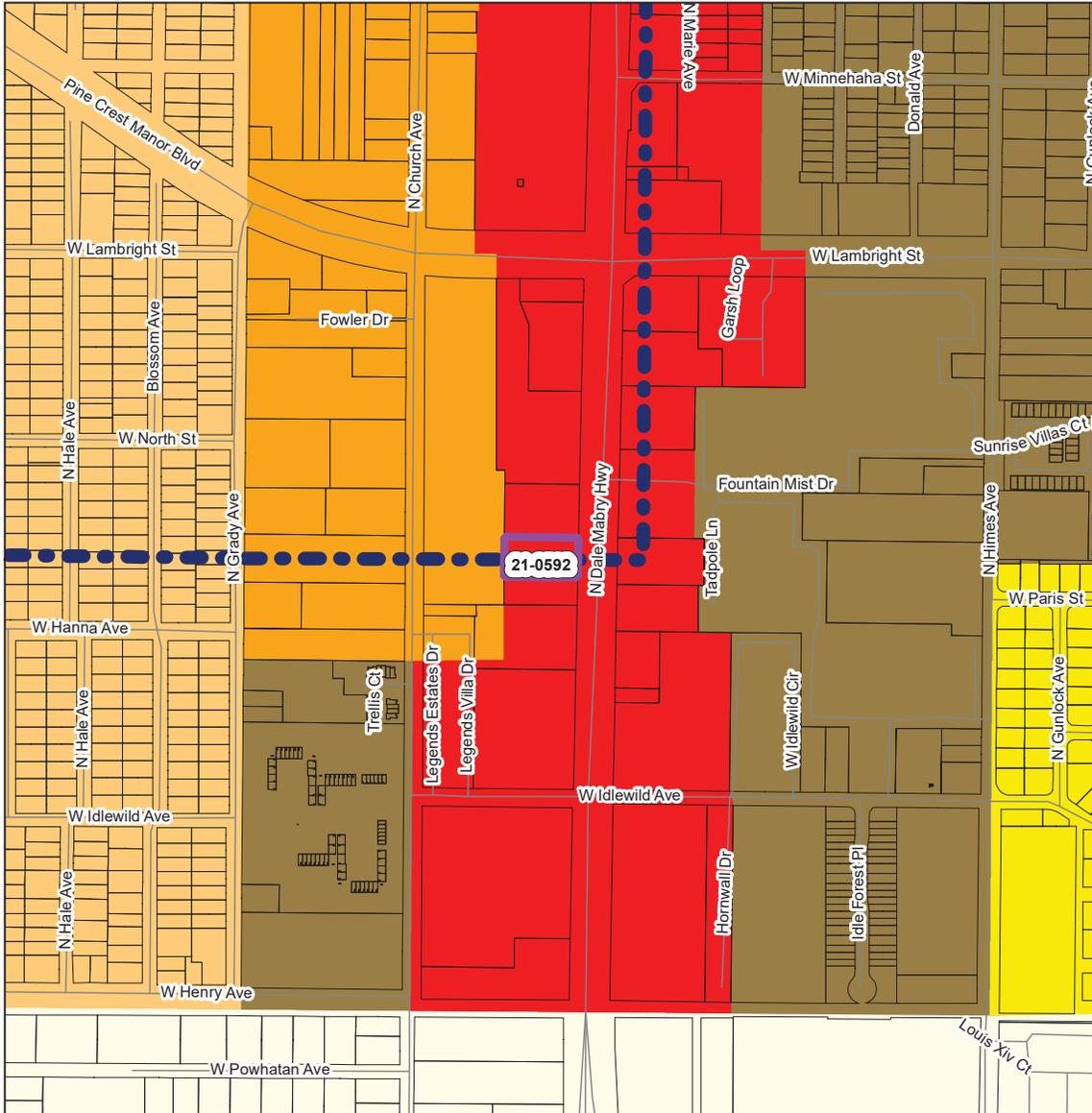
The site is currently light commercial with an existing furniture store. North and south of the site is light commercial; further south of the site is heavy commercial uses. East of the site, across North Dale Mabry Highway, is light commercial, vacant commercial and multi-family. The proposed PD will not change the existing light commercial use and is consistent with the commercial development pattern along a principal arterial roadway. The proposed PD is compatible with the surrounding developments and meets the intent of Policy 1.4 and Policies 16.2, 16.3, and 16.10 regarding compatibility and complementary uses.

The site will have vehicular and pedestrian cross access to the adjoining north and south properties consistent with the Land Development Code. The applicant is asking for a variance to retain a portion of the existing paved parking spaces and a 5 foot decrease in front and side setbacks to accommodate the increased building size. The proposed reductions are consistent with the Land Development Code and meets the intent of Policy 9.2.

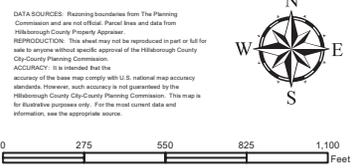
Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0592



- Rezoning**
- <all other values>
 - STATUS**
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
 - Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 LIGHT RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASH-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/11/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HIC\Greg_hrRezoning - Copy.mxd



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**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Florida Leather Gallery

Zoning File: RZ-PD (21-0592) Modification: None

Atlas Page: None Submitted: 10/27/21

To Planner for Review: 10/27/21 Date Due: ASAP

Contact Person: Roland P. Dove, Spring Engineering, Inc. Phone: 727-938-1516/ sei@springengineeringinc.com

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

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

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

Reviewed by: Tania C Chapela Date: 10/27/2021

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Egypt Lake/Northwest

DATE: 08/03/2021
AGENCY/DEPT: Transportation
PETITION NO: PD RZ-21-0592

- | | |
|----------|---|
| | This agency has no comments. |
| | This agency has no objection. |
| X | This agency has no objection, subject to the listed or attached condition. |
| | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,021 average daily trips, 36 trips in the a.m. peak hour, and 97 trips in the p.m. peak hour.
- The applicant is proposing one vehicular and pedestrian access on Dale Mabry Hwy. In accordance with Hillsborough County LDC Section 6.04.03.Q, the applicant is also proposing vehicular and pedestrian cross access to the north and the south of the project site.
- The project site currently has 24 paved spaces, only 14 spaces are required by the LDC. The applicant has requested a variation due to LDC section 6.05.02.K.3 to allow the existing paved parking spaces to remain to serve the furniture store use.
- Transportation Review Section staff has no objection to this request, subject to the conditions provided herein.

CONDITION OF APPROVAL

- Prior to site plan certification, the applicant will amend the site plan data table to reflect the revised narrative indicating the only allowable use in PD 21-0592 is a furniture store.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 0.86 acres from Commercial General (CG) to Planned Development (PD) which would increase the Floor Area Ratio (FAR) of the site from 0.27 to 0.35. The increase in FAR would allow for a 13,112 sf furniture store. The site has an existing furniture store and the proposed Planned Development would expand the existing furniture store use by +/- 3,000 sf. The site is located +/- 800 feet north of the intersection of Idlewild Avenue and Dale Mabry Highway. The Future Land Use designation of the site is OC-20.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating the proposed development will generate less than 50 peak hour trips which does not trigger additional transportation analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 10,115 sf Pharmacy /Drugstore with Drive-Through Window (ITE Code 881)	1,104	39	104

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Planned Development (PD) 13,112 sf Furniture Store (ITE code 890)	83	3	7

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,021	-36	-97

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 1,021 average daily trips, 36 trips in the a.m. peak hour, and 97 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dale Mabry Hwy, a 6-lane divided, principal arterial, FDOT maintained roadway. Along the project frontage, the roadway lies within a +/- 143-foot wide right-of-way. Dale Mabry Hwy has +/- 5-foot sidewalks, +/- 4-foot bike lanes and curb and gutter on both sides.

Dale Mabry Hwy is not included on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The applicant is proposing one vehicular and pedestrian access on Dale Mabry Hwy. In accordance with Hillsborough County LDC Section 6.04.03.Q, the applicant is also proposing vehicular and pedestrian cross access to the north and the south of the project site.

PD VARIATION

The project site currently has 24 paved spaces, only 14 spaces are required by the LDC. The applicant has requested a variation to LDC section 6.05.02.K.3 to allow the existing paved parking spaces to remain to serve the furniture store use. There is no proposed change of use and the parking is existing.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
DALE MABRY HWY	CITY LIMITS	WATERS AVE	D	C

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,104	39	104
Proposed	83	3	7
Difference (+/-)	-1,021	-36	-97

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

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

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

4.0 Additional Site Information & Agency Comments Summary <input type="checkbox"/> Not applicable for this request			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

September 1st, 2020

**THIS DOCUMENT IS NOT A PERMIT APPROVAL
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR
PERMIT APPROVAL AFTER 3/1/2021.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: September 1, 2020	State Road#: 597
Time: 9:30 AM	Section ID #: 10 160 000
Applicant: Spring Engineering	Mile Post: 0.636
Project: Florida Leather Gallery	Road Class: 7
Location: 6206 N Dale Mabry	MPH: 45 MPH
County: Hillsborough	DW/Sig Spacing: 125' 1320'
Folio#: 029253-0000	Median Spacing: 330' 660'

Dear Mr. Dove,

A Pre-application Review of the subject project was conducted at your request. The purpose of the Pre-application Review is to establish the permit category, number, type, general location, and associated features of access connections for the applicant's property to the state road. We have given the plans, as presented, a thorough review and our comments and findings are as follows:

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following considerations.

Conditions and Comments:

This project proposes new access to SR 597, a class 7 roadway with a speed limit of 45 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing between connections, therefore, the proposed access would be considered non-conforming in accordance to the rule chapter 1996/97 for connection spacing.

FDOT recommendations,

1. Property is not making a significant change. Only creating about 15 additional daily trips.
2. A sidewalk connection will be required.
3. Add typical driveway signage and reflective striping.
 - a. 24" stop bar
 - b. 6' Ladder style high emphasis crosswalk
 - c. Arrow(s) in outbound lane(s)
 - d. 36" stop sign aligned with stop bar
 - e. Double yellow center lines
4. No driveway modifications will be necessary at this time.
5. Add 20' pedestrian sight triangles to plans.
6. Will need to apply for a drainage permit (exemption-most likely).
7. This work will be done under a construction agreement.
8. **When applying** on-line, at <http://osp.fdot.gov>, we recommend you use the Rule Chapter 14-96.005 "Check List" attachment for completeness prior to submitting the permit package. This will save time during the review process.
9. Upload a copy of this letter with application submittal.
10. **Plans shall be per the current Standard Plans and FDM. The 2020-21 Standard Plans goes into effect July 1, 2020.**
11. **Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details:**
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
12. **Permit #, SR #, Road Section ID, Mile Post, Roadway Class, Lt or Rt Roadway, and Posted Speed Limit, at the project location, must be on the plans Key/Cover Sheet.**
13. **All Plans and Documents submitted in OSP need to be signed and sealed.**
14. The following FDOT Permits may additionally be required:
 - a. **Access Permit / Construction Agreement**
 - b. **Drainage Permit or Exemption** (Please contact Antonius Lebrun (Antonius.Lebrun@dot.state.fl.us) should you have any questions.)
 - c. **Utility Permit** – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. **Temporary Access Permit**

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design

for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

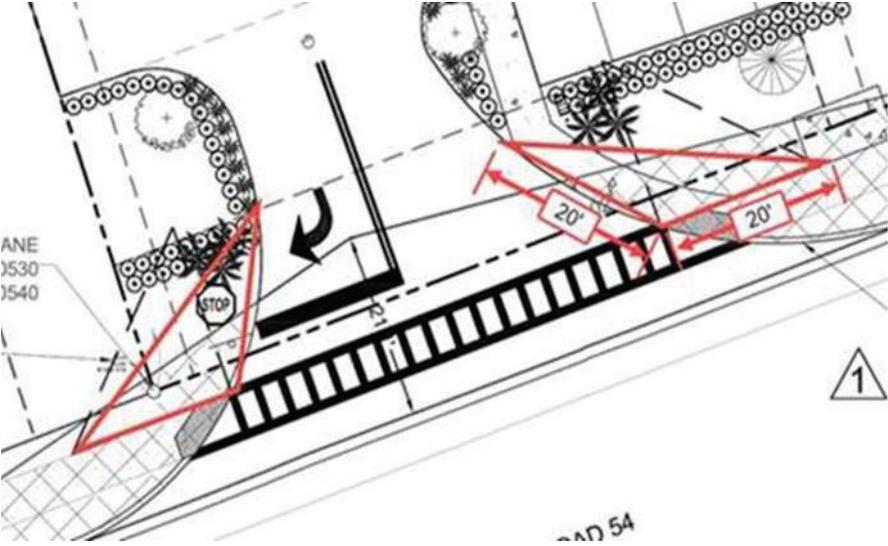
Mecale' Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
Cell- 813-460-1121

Meeting Attendees:

Guest(s)-	Roland (Rollie) Dove	rdove@springengineeringinc.com
FDOT-	Mecale' Roth	mecale.roth@dot.state.fl.us
	Holly Champion	holly.champion@dot.state.fl.us
	Joel Provenzano	joel.provenzano@dot.state.fl.us
	Ryan Bogan	ryan.bogan@dot.state.fl.us
	Lindsey Mineer	lindsey.mineer@dot.state.fl.us
	William Gardner	william.gardner@dot.state.fl.us

Pedestrian sight triangle example:



Outbound lane example with high contrast markings:



Traffic Analysis- Florida Leather Gallery - Tampa SEI Job # 2020-24 8/21/2020

EXISTING	ITE LUC	Land Use Description	Size	AM Peak Hour			PM Peak Hour			Weekday			
				Trip Rate	Total Trips	In	Out	Trip Rate	Total Trips	In	Out	Trip Rate	Trips
				890	Furniture Store	8700	0.17	2	n/a	n/a	0.95	5	0
		SUBTOTAL			2	0	0		5	0	0	44	

PROPOSED	ITE LUC	Land Use Description	Size	AM Peak Hour			PM Peak Hour			Weekday			
				Trip Rate	Total Trips	In	Out	Trip Rate	Total Trips	In	Out	Trip Rate	Trips
				890	Furniture Store	11,142	0.17	2	n/a	n/a	0.45	5	0
		SUBTOTAL			2	0	0		5			57	

Net Increase in Trips		0			0				0			13
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COMMISSION

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 Gwendolyn “Gwen” W. Myers
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 Stacy White



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 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 26, 2021</p> <p>PETITION NO.: 21-0592</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: May 19, 2021</p> <p>PROPERTY ADDRESS: 6206 North Dale Mabry Highway</p> <p>FOLIO #: 0292530000</p> <p>STR: 33-28S-18E</p>
<p>REQUESTED ZONING: Rezoning to Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	05/14/2021
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

knh/mst



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

TO: Zoning Review, Development Services

DATE: 09/02/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Tom Matter

PETITION NO: 21-0592

LOCATION: 6206 N Dale Mabry

FOLIO NO: 29253.0000

Estimated Fees:

Furniture Store

(per 1,000 s.f.)

Mobility \$2,818 * 13.112 = \$39,949.61

Fire \$313 * 13.112 = \$4,104.05

*Prior use/structure on site may provide credit based on use and size, that is not factored in this estimate.

Project Summary/Description:

Urban Mobility, Northwest Fire - Furniture Store, 13,112 s.f.



AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: July 1, 2021

PROPOSED USE INFORMATION:

Case No.: 21-0592 Reviewer: Tony Mantegna

Location: 6206 N DALE MABRY HWY

Folio: 29253.0000

Current use of Land: Commercial/Office/Industr

Zoning: CG

REQUEST: Building expansion

COMMENTS:

The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 90' feet Above Mean Sea Level will require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – _____

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 26 May 2021

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

APPLICANT: Spring Engineering, Inc.

PETITION NO: RZ-PD 21-0592

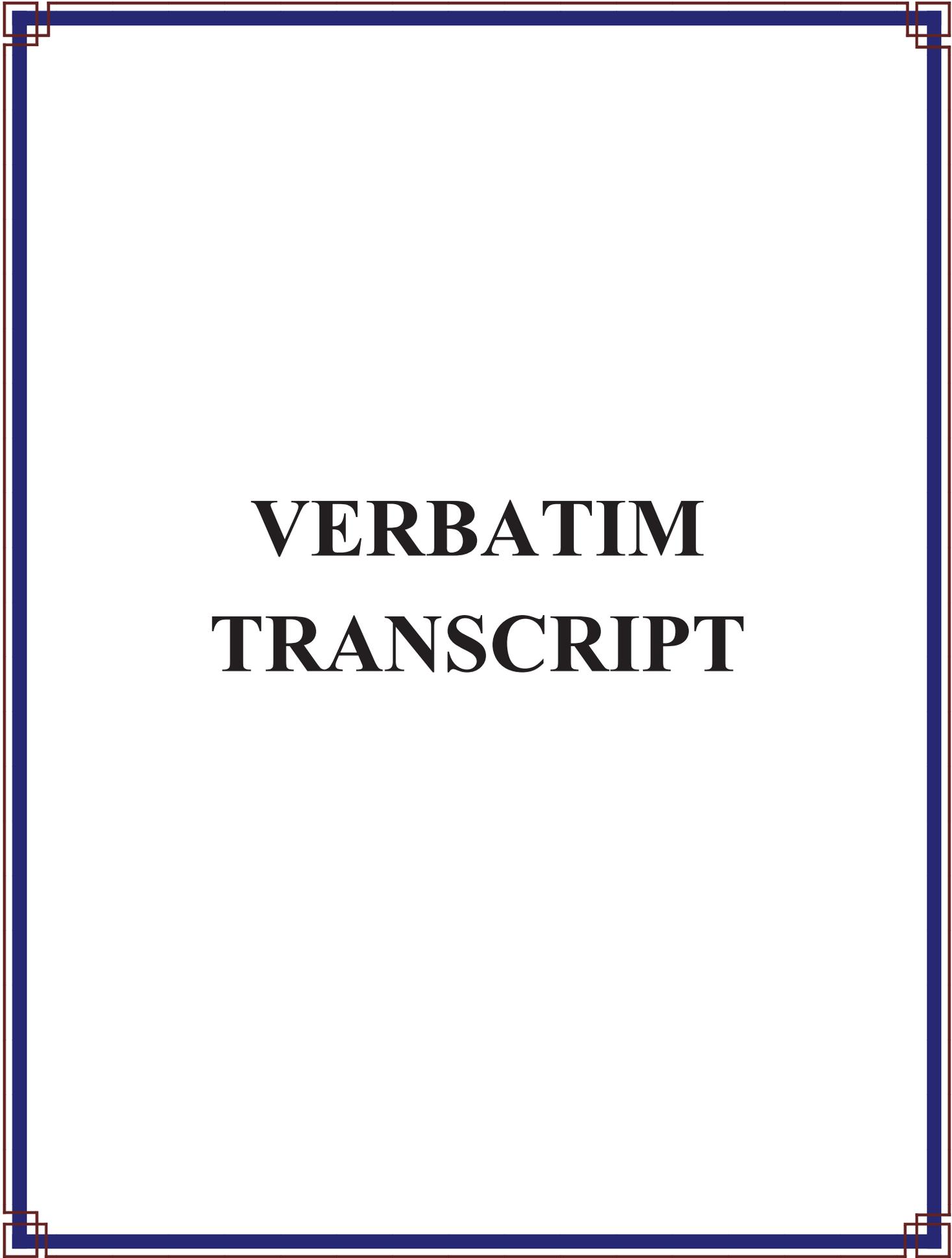
LOCATION: 6206 N. Dale Mabry Hwy, Tampa, FL 33614

FOLIO NO: 29253.0000

SEC: 33 TWN: 28 RNG: 18

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

COMMENTS: _____.



**VERBATIM
TRANSCRIPT**

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
September 13, 2021
ZONING HEARING MASTER: SUSAN FINCH

D8:
Application Number: RZ-PD 21-0592
Applicant: Tom Matter
Location: Approx. 260' SW of N. Dale
Mabry Hwy. & Fountain Mist Dr.
intersection
Folio Number: 029253.0000
Acreage: 0.86 acres, more or less
Comprehensive Plan: OC-20
Service Area: Urban
Existing Zoning: CG
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-8, Rezoning-PD 21-0592. The applicant's Tom
3 Matter. The request is to rezone from Commercial
4 General to Planned Development.

5 Tania Chapela will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: All right. Good
8 evening, sir.

9 MR. DOVE: Good evening. My name is Roland
10 Dove with Spring Engineering, 3014 Highway 19,
11 Holiday, Florida.

12 We're requesting a rezoning of this
13 particular piece of property. It's .86 acres.
14 House an existing furniture store and we want to
15 rezone from CG to PD. The purpose of the rezoning
16 is two-fold.

17 Number one, we want to be able to renovate
18 and expand the store by about 3800 square feet, and
19 secondly, we're trying to bring the existing
20 setbacks into compliance with what is actually out
21 there with the existing building, and this rezoning
22 will allow that to happen.

23 We have more parking than the Code requires,
24 and we've asked for variation to allow some of that
25 to remain and still comply with the 30 percent

1 green space requirement.

2 HEARING MASTER FINCH: That was my question.
3 I didn't understand the reason for it. So if you
4 just elaborate on that -- that issue.

5 MR. DOVE: Yes. The requirement is for
6 30 percent green space, and with all the existing
7 paving that's out there now, we're closer to only
8 15 percent. So we are asking for a variation to
9 allow most of that parking to remain in place.

10 HEARING MASTER FINCH: So it's a 30 percent
11 requirement and you would ask for 15 percent --

12 MR. DOVE: Yes.

13 HEARING MASTER FINCH: -- to leave the paved
14 parking?

15 MR. DOVE: Yes.

16 HEARING MASTER FINCH: I understand. Okay.
17 Thank you for that.

18 MR. DOVE: That's all I have.

19 HEARING MASTER FINCH: All right. Thank you
20 for coming down. I appreciate it. If you could
21 please sign in with the clerk's office.

22 Development Services.

23 MR. GRADY: Brian Grady, Hillsborough County
24 Development Services.

25 As noted by the applicant, the request is to

1 rezone from CG to Planned Development basically to
2 allow an expansion of existing furniture store
3 that's on the property.

4 Currently under the CG, the maximum square
5 footage that could be developed is 9,304 square
6 feet. Under the proposal, they're requesting
7 13,112 square feet. The maximum would be 25,845
8 under the OC-20 plan category.

9 So, again, they're asking for 13,112 square
10 feet as part of this request. Again, this is on
11 Dale Mabry Highway, a very intensive commercial
12 corridor. The existing zoning CG allows the use.

13 Again, this proposal is effectively to allow
14 for expansion of the existing use and recognize the
15 existing building and provide for the existing site
16 development and parking and then calibrate the
17 development standards to recognize those -- the
18 existing configuration of the project and move to
19 allow for the expansion as outlined in the report.

20 Staff does find this approvable with
21 conditions. We're available for any questions.

22 HEARING MASTER FINCH: No. Thank you,
23 though. I appreciate it.

24 Planning Commission.

25 MS. LIENHARD: Melissa Lienhard, Planning

1 Commission staff.

2 The subject property is located in the
3 Office Commercial-20 Future Land Use category. It
4 is in the Urban Service Area, and it is not located
5 within the limits of a community plan.

6 The site currently has an existing furniture
7 store at 8,700 square feet and is requesting a
8 4,412-square-foot expansion of the current
9 building. The proposal is below the maximum
10 intensity permitted on the site through the OC-20
11 Future Land Use Category, which is .75, and is,
12 therefore, consistent with the Future Land Use
13 Category.

14 The site is currently Light Industrial with
15 the existing furniture store. North and south of
16 the site is Light Industrial, further south of the
17 site are Heavy Commercial uses. East of the site
18 across North Dale Mabry Highway is light
19 commercial, vacant commercial, and multifamily.

20 The proposed PD will not change the existing
21 light commercial use and is consistent with the
22 commercial development pattern along this principal
23 arterial roadway.

24 The proposed PD is compatible with the
25 surrounding development and meets the intent of

1 Future Land Use Element Policies 1.4 and the
2 compatibility policies listed under Objective 16.

3 The site will also have vehicular and
4 pedestrian cross access to the adjoining north and
5 south properties consistent with Comprehensive Plan
6 policy direction with regard to connectivity.

7 Based upon those considerations, Planning
8 Commission staff finds the proposed Planned
9 Development consistent with the Future of
10 Hillsborough Comprehensive Plan for Unincorporated
11 Hillsborough County subject to the conditions
12 proposed by Development Services. Thank you.

13 HEARING MASTER FINCH: Thank you so much. I
14 appreciate it.

15 Is there anyone in the room that would like
16 to testify in support or online?

17 Seeing no one, anyone in opposition to this
18 request? No one online.

19 All right. Mr. Grady, anything else?

20 MR. GRADY: Nothing further.

21 HEARING MASTER FINCH: Sir, anything further
22 before we close? All right. Thank you.

23 We'll -- we'll close -- get the right
24 word -- Rezoning 21-0592 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
HEARING )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.
Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex
R.W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 Nebraska Avenue
Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

1 Item A.7., major mod application 21-0316.
2 This application is out of order to be heard and
3 is being continued to the September 13, 2021,
4 Zoning Hearing Master hearing.

5 Item A.8., major mod application 21-0556.
6 This application is being continued by the
7 applicant to the September 13, 2021, Zoning
8 Hearing Master hearing.

9 Item A.9., rezoning PD 21-0560. This
10 application is being continued by the applicant to
11 the September 13, 2021, Zoning Hearing Master
12 hearing.

13 Item A.10., rezoning PD 21-0592. This
14 application is out of order to be heard and is
15 being continued to the September 13, 2021, Zoning
16 Hearing Master hearing.

17 Item A.11., rezoning PD 21-0626. This
18 application is out of order to be heard and is
19 being continued to the September 13, 2021, Zoning
20 Hearing Master hearing.

21 Item A.12., rezoning PD 21-0647. This
22 application is out of order to be heard and is
23 being continued to the September 13, 2021, Zoning
24 Hearing Master hearing.

25 Item A.13., rezoning PD 21-0650. This

1 August 16, 2021, Zoning Hearing Master Hearing.

2 Item A-17, Rezoning-PD 21-0592. This
3 application is out of order to be heard and is
4 being continued to the August 16, 2021, Zoning
5 Hearing Master Hearing.

6 Item A-18, Rezoning-PD 21-0626. This
7 application is out of order to be heard and is
8 being continued to the August 16, 2021, Zoning
9 Hearing Master Hearing.

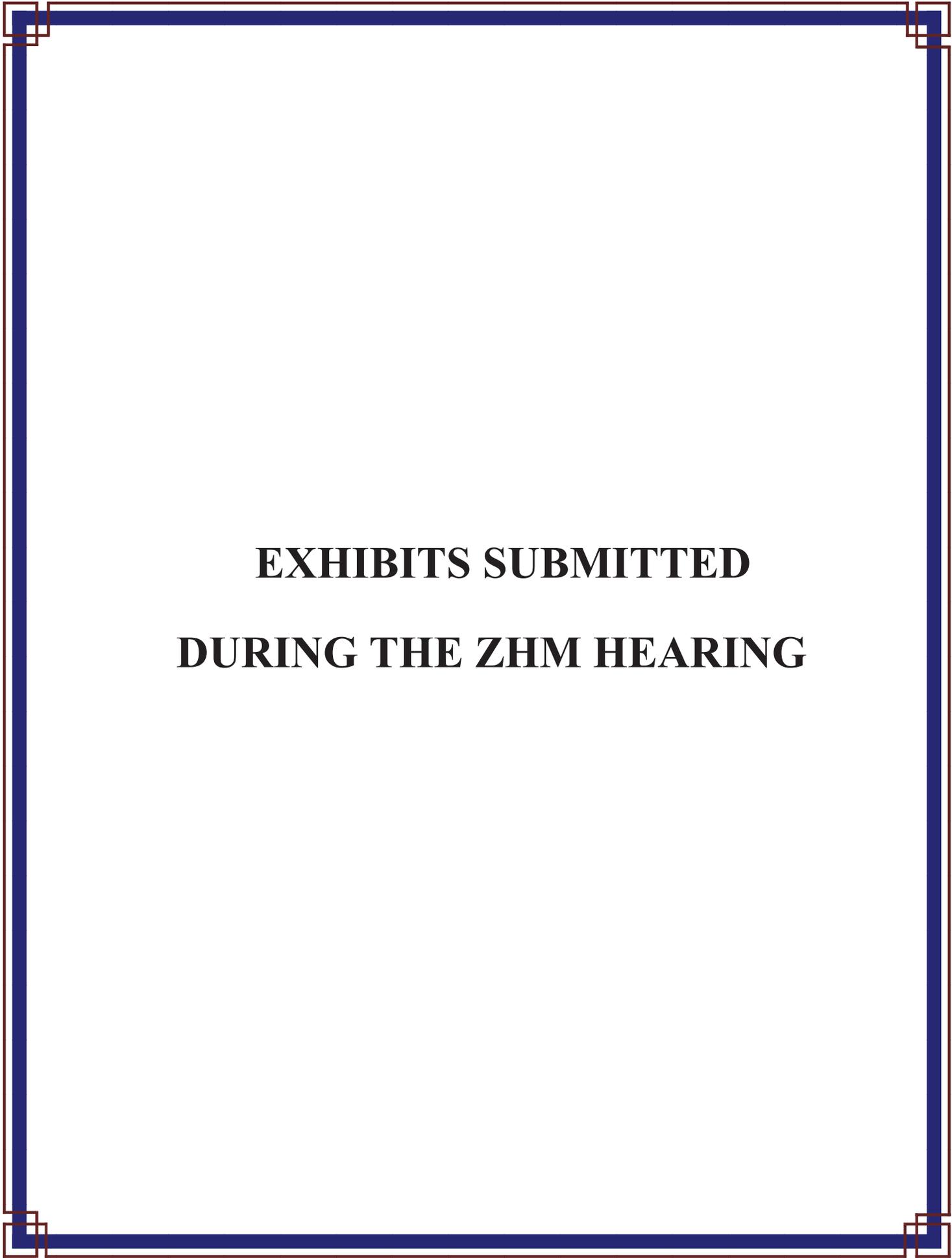
10 Item A-19, Rezoning-PD 21-0647. This
11 application is out of order to be heard and is
12 being continued to the August 16, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-20, Rezoning-PD 21-0650. This
15 application is out of order to be heard and is
16 being continued to the August 16, 2021, Zoning
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 21-0701. This
19 application is out of order to be heard and is
20 being continued to the August 16, 2021, Zoning
21 Hearing Master Hearing.

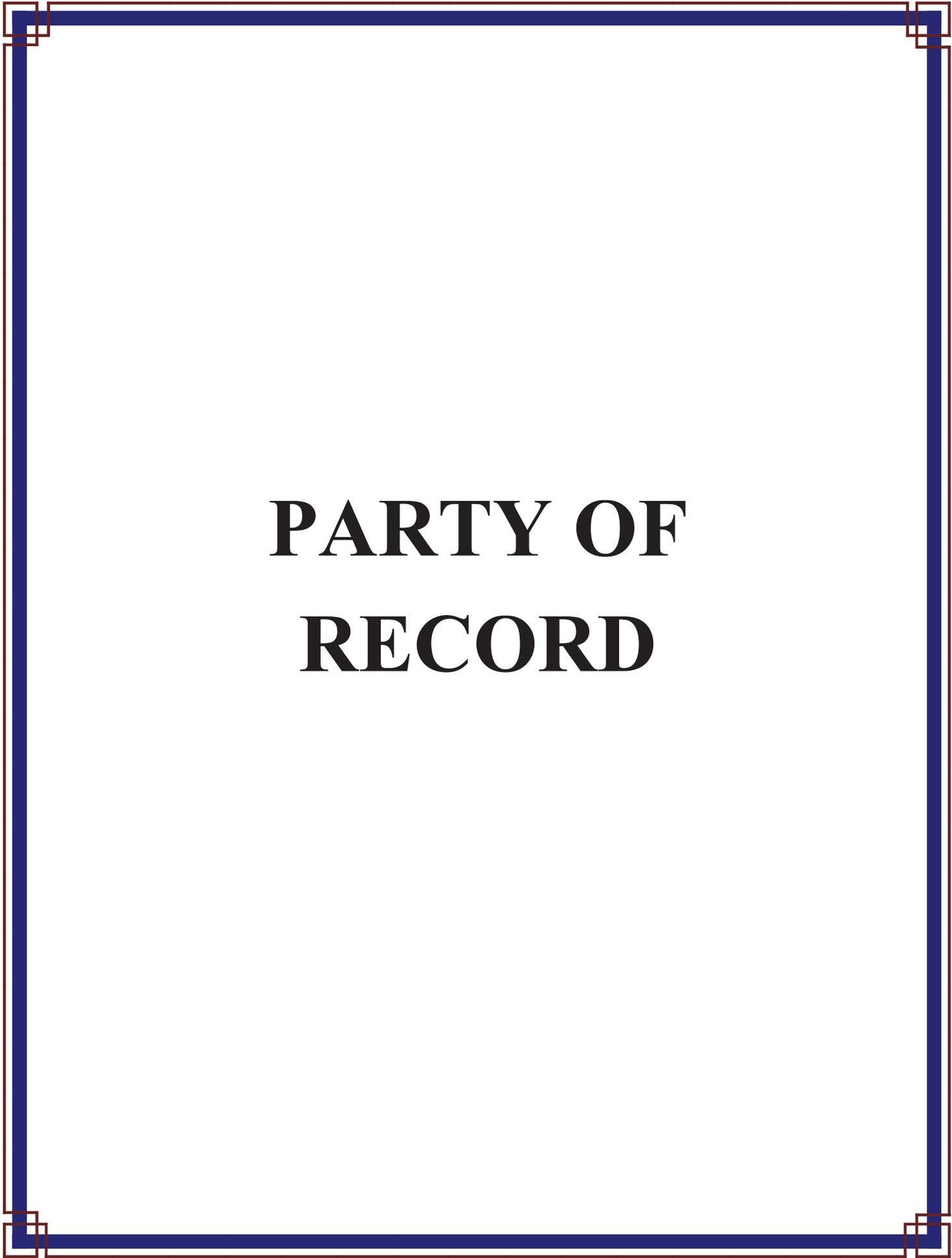
22 Item A-22, Rezoning-PD 21-0742. This
23 application is being continued by staff to the
24 August 16, 2021, Zoning Hearing Master Hearing.

25 Item A-23, Rezoning-PD 21-0744. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE