

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

LAND USE APPLICATION SUMMARY REPORT

SUBJECT: RZ 96-0056 PLANNING AREA: Thonotosassa
REQUEST: Rezone from AR to PD-C
APPLICANT: Wayne and Pamela Vopper

RECOMMENDATIONS: ZHM:
ADMINISTRATOR: Approval, subject to conditions
PLANNING COMMISSION: Does Not Object

STAFF ANALYSIS: CASE REVIEWER: Tom Hiznay

The rezoning is sought for a 2.01-acre parcel on the south side of Fowler Avenue, approximately 300 feet east of Jefferson Road. The site is accessed from Fowler by a 264-foot-long easement over property zoned C-I (Commercial, Intensive) that is not part of the rezoning request.

The petitioner wishes to develop the subject site with a contractor's office with enclosed storage. As proposed, the facility will have 7,000 square feet of floor space centrally located on the site with a substantial separation from neighboring residentially developed properties. The existing buildings on the site will be removed with the development of the office.

Staff finds the rezoning consistent with the site's CMU-12 (Community Mixed Use) designation in the Comprehensive Plan and in conformance with Land Development Code regulations for small non-residential projects proposed in said land-use category. Staff also finds the project compatible with surrounding development. Nearby properties along Fowler Avenue are predominately developed with commercial uses, and commercially zoned parcels a short distance to the east and west of the subject site extend an equal or greater depth from the road. A few single-family mobile homes on large lots abut the west side of the site, a single-family subdivision is to the southeast and vacant lands are to the south and east. The proposed location of the facility is more than 100 feet from neighboring residentially developed properties and perimeter screening of the site will be required. Therefore, the expected minimal off-site impacts of the proposed use should be effectively mitigated.

RECEIVED
96 JAN 22 PM 4:37
BOCC RECORDS

ZHM HEARING DATE:

January 29, 1996

ADMINISTRATOR'S SIGN-OFF:

Paul Harvey

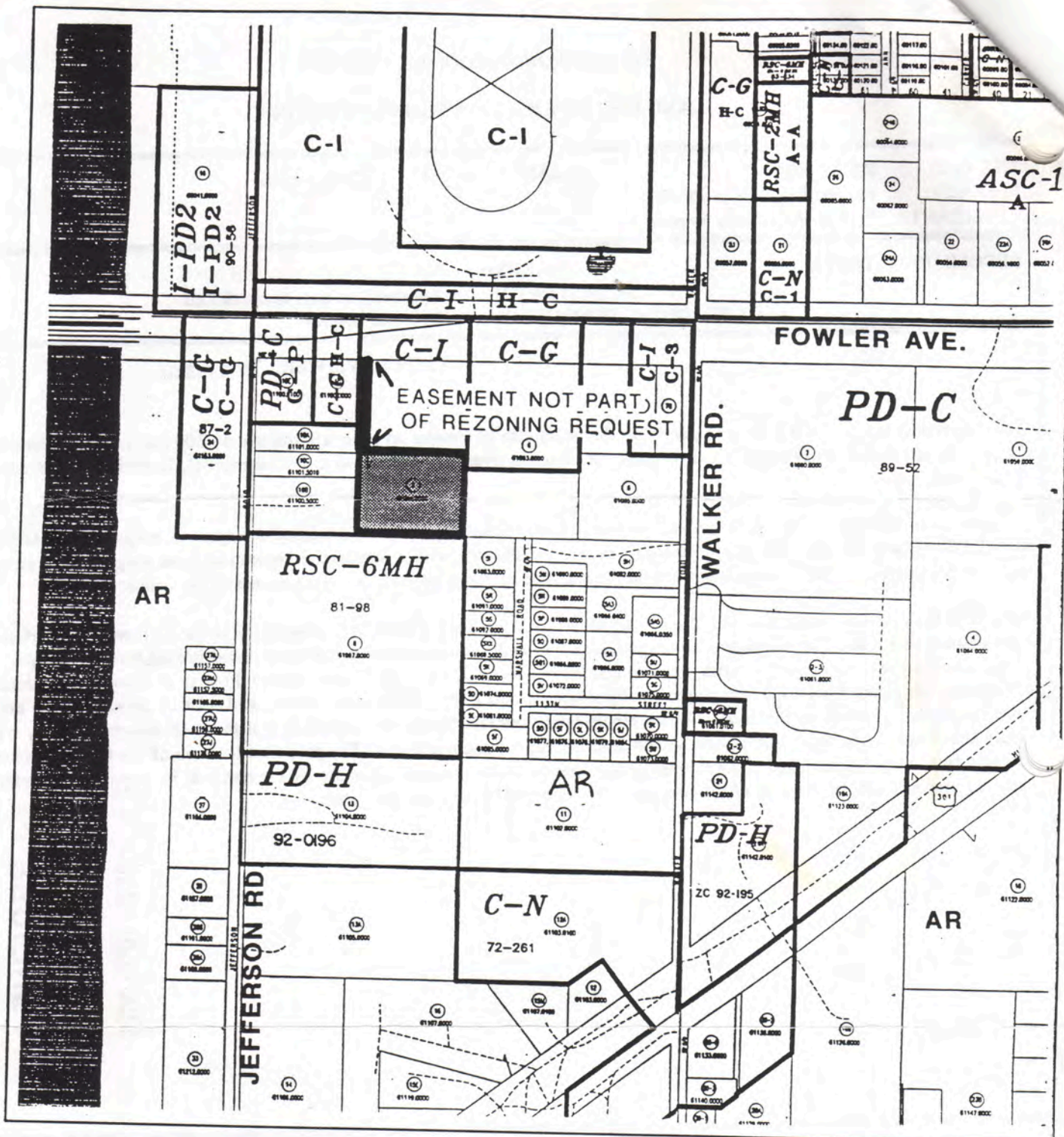
	Attached	Master File
Information Sheet/Map	☒	☐
Site Plan/Survey	☒	☐
Recommended Conditions	☒	☐
ZHM Report	☐	☐
HCCCPC Report	☒	☐
Reviewers Agency Report	☐	☒
Other:	☐	☐

BOARD ACTION:

☐ Approved
☐ Denied

☐ Continued to: _____
☐ Remanded to: _____

208



Land Use Information Sheet



Hillsborough County
Florida

RZ 96-0056-TH

Site Data:

Request To:	PD-C
From:	AR
Comp Plan:	CMU-12
Existing Land Use:	Vacant Single-Family
Proposed Land Use:	Contractor's Office
Service Area:	Expansion
Acreage:	2.3 Acres ±
Location:	S/S of Fowler Avenue (by easement 350' E/O Jefferson Rd.)
Sec/Twn/Rnge:	18/28/20

BOCC RECORDS

96 JAN 22 PM 4: 37

RECEIVED
T.S.

Subject Area

46 JAN 22 PM 4:37

46 JAN 22 PM 4:37

BOCC RECORDS

HILLSBOROUGH COUNTY, FLORIDA

C-G

AR

AR

61093.0000

61083.0000

STORMWATER
POND

PROP DRIVE
PARKING

PROP
7,000 SF
BLDG

C-I
61099.0000

EASEMENT (OR BOOK 7221, PAGE 538)

C-G
61100,0000

AR
61101.0000

AR
61101.5010

AR
61100.5000

RSC-6MH
1097.0000

SITE DATA

OWNER/DEVELOPER:
THE LEEFARTE
INC. 1997

ENCLOSURE (As Directed by Court)

The SW1/4 of the NE1/4 of the NE1/4 of section 12 Township 28 South, Range 28 East, Midland County, Florida Less the North 20.00 feet Survey)

EXHIBIT SEE BOOK 7721, PAGE 528

ALL AREAS ABUTTING RESIDENTIAL ZONED PROPERTY SHALL HAVE A MINIMUM 20 FOOT BUFFER EXCEPT FOR THE HATCHED AREA NOTED ABOVE.

BHI, a florida corporation - engineers * land surveyors * planners - 107-D S. Glendale Drive, Brandon, Florida 33511 (813)-689-1688

PROJECT NO. 950394E NOV. 27, 1995

NOV. 27.1995

ale Drive, Brandon, Florida 33511 (813)-589-1686

4 of 7

SUBJECT: RZ 96-0056
REQUEST: Rezone from AR to PD-C
APPLICANT: Wayne and Pamela Vopper

PLANNING AREA: Thonotosassa

RECOMMENDED ZONING CONDITIONS ARE BASED ON SITE PLAN RECEIVED January 12, 1996
PREPARED: January 22, 1996

RECEIVED
86 JAN 22 PM 4:37
BOCC RECORDS

1. Permitted use of the project shall be limited to a contractor's office with a maximum of 7,000 square feet of floor space, including enclosed storage area.
2. Open storage shall be prohibited.
3. Minimum building setbacks from the project boundaries shall be as follows: north, 30 feet; east, 70 feet; south, 100 feet; and west, 150 feet.
4. Maximum building height shall be 35 feet.
5. Buffering and screening shall be provided in accordance with requirements of the Land Development Code. Notwithstanding, a five-foot-wide buffer with screening comprised of a six-foot-high masonry wall, architecturally finished on all sides and, if made of block, painted on all sides, together with a row evergreen shade trees which are not less than 10 feet high at time of planting with a minimum caliper of two inches and spaced not more than 20 feet apart on centers, may be substituted at the developer's discretion wherever the minimum required buffer and screening cannot be met.
6. Public water service shall be utilized if available and the developer shall pay all costs for service delivery. If public service is not available, a private well may be utilized on an interim basis.
7. An interim private on-site sewage disposal system (septic tank) may be utilized until public wastewater service is available, at which time connection to public service shall be required. The developer shall pay all costs for service delivery.
8. General design and location of the project access point shall be regulated by Hillsborough County Access Management regulations as found in Division 3.10 of the Land Development Code. Final design and construction of curb cuts shall be subject to approval of the Florida Department of Transportation and may include, but is not limited to, left turn lane, acceleration lane and deceleration lane.
9. The developer shall pave any portion of the project access drive which may be within the existing right-of-way.
10. The developer shall provide fire hydrant locations and minimum fire flow as required by the Hillsborough County Fire Department.
11. Development of the project shall comply with all applicable regulations of the Hillsborough County Environmental Protection Commission.
12. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
13. Within ninety days of approval of RZ 96-0056-TH by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Development Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.
14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Petition: RZ 96-0056-TH

TO: Planning and Development Management Department

FROM: The Planning Commission Staff

S. J. [Signature]

HEARING

DATE: January 29, 1996

SUBJECT: RZ 96-0056-TH

A request to rezone from AR to PD-C

In the vicinity of Fowler Avenue, east of Jefferson Road

RECEIVED
96 JAN 22 PM 4:37
BOCC RECORDS

FACTS/FINDINGS

1. Compliance with Adopted Plan: The requested rezoning is consistent with and furthers the intent of the Concept Plan and the goals, objectives and the following policies of the Future of Hillsborough:

Future Land Use Element:

Policy B-5.12:

The development of commercial uses at interstate interchanges as planned, unified development on single tracts of land shall be encouraged to enable the use of common accesses, and to encouraged other site design measures to minimize impacts to surrounding areas.

The applicant proposes to serve the project with public water and septic tank. The site falls within the Urban Service Area which has policies for the non-residential use of public water and septic systems. The applicant must abide by the following Urban Service Area policy:

Policy D-3.5: Urban Service Area

Septic Systems:

shall be allowed as interim service for new residential non-residential projects if the County determines that the project is not operationally feasible to connect to the County system and if all capacity fees are paid, and all internal infrastructure to connect to public water and wastewater utilities is built or bonded for later construction.

2. Compatibility with surrounding uses:

The site is located in the Thonotosassa Planning Area along Fowler Avenue. The surrounding area is composed of vacant land, scattered single family homes and mobile homes, mobile home parks, and a variety of commercial and office uses on Fowler Avenue.

6087

RZ 96-0056-TH
January 29, 1996

RECEIVED
96 JAN 22 PM 4:37
BOCC RECORDS

The requested rezoning would be comparable with the existing zoning and development pattern in the immediate area. The proposed use of the site for a 7,000 square foot office/enclosed storage building would be compatible with the adjacent commercial and residential development. However, the site does have some compatibility concerns especially with the adjacent single family residential uses. Therefore, stringent site design criteria should be utilized to ensure that the proposed commercial development is compatible with the semi-rural lifestyle that is present in the immediate area. Additionally, the site design should also be sensitive to the existing trees that predominate this site.

PLANNING DATA

Future of Hillsborough (2015):

CMU-12 (.50 FAR)

Site Plan: The development of this site must follow the requirements of the Land Development Code regarding buffering, screening, parking, drainage and building placement. The site design should preserve the semi-rural lifestyle that is adjacent to the site by enhanced setbacks and landscaping along the western and southern boundary. It is suggested the development of the 7,000 sq. ft. building should be oriented towards Fowler Avenue. The exterior building finishes should be of materials that are typical of residential development such as stucco masonry or brick to ensure the compatibility of the proposed project with the surrounding residential uses. The site design should also provide for an appropriate lighting design that does not have any off site impacts especially along the western and southern boundaries. The site design should also provide for landscaped retention areas and the preservation of the existing trees on this site should be a primary concern in the building placement. The development of this site should incorporate the design elements of I-75 Corridor Development and implement the following I-75 Corridor policies:

Policy C-27.4:

Require more open space through site design techniques such as clustering of structures in order to promote a park-like quality in public and private development consistent with adopted I-75 performance zoning standards of the Hillsborough County Land Development Code.

RZ 96-0056-TH
January 29, 1996

Policy C-27.8:

Assure that the integrity of existing residential development is protected through established techniques and the principals of land use transition expressed in this plan.

RECOMMENDATION

Based upon the above considerations, the Planning Commission staff
DOES NOT OBJECT to the proposed rezoning request.

RECEIVED

96 JAN 22 PM 4:37

BOCC RECORDS