

Rezoning Application: 24-0166

Zoning Hearing Master Date: 3/25/2024

BOCC Land Use Meeting Date: 5/7/24



**Hillsborough
County** Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Colin Hopkins
FLU Category: R-1
Service Area: Rural
Site Acreage: 11.37 acres +/-
Community Plan Area: None
Overlay: Lithia/Southeast County Overlay
Special District: None
Request: Rezone from AR to AS-1



Introduction Summary:

The applicant is requesting to rezone property from AR (Agricultural Rural) to AS-1 (Agricultural, Single Family – 1) in order to subdivide the parcel into additional lots.

Zoning:	Existing	Proposed
District(s)	AR	AS-1
Typical General Use(s)	Agricultural	Single-Family Residential/Agricultural
Acreage	11.37 +/-	11.37 +/-
Density/Intensity	1 dwelling unit / 5 acres	1 dwelling unit / acre
Mathematical Maximum*	2 dwelling units	11 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	AS-1
Lot Size / Lot Width	217,800 SF / 150'	43,560 SF / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

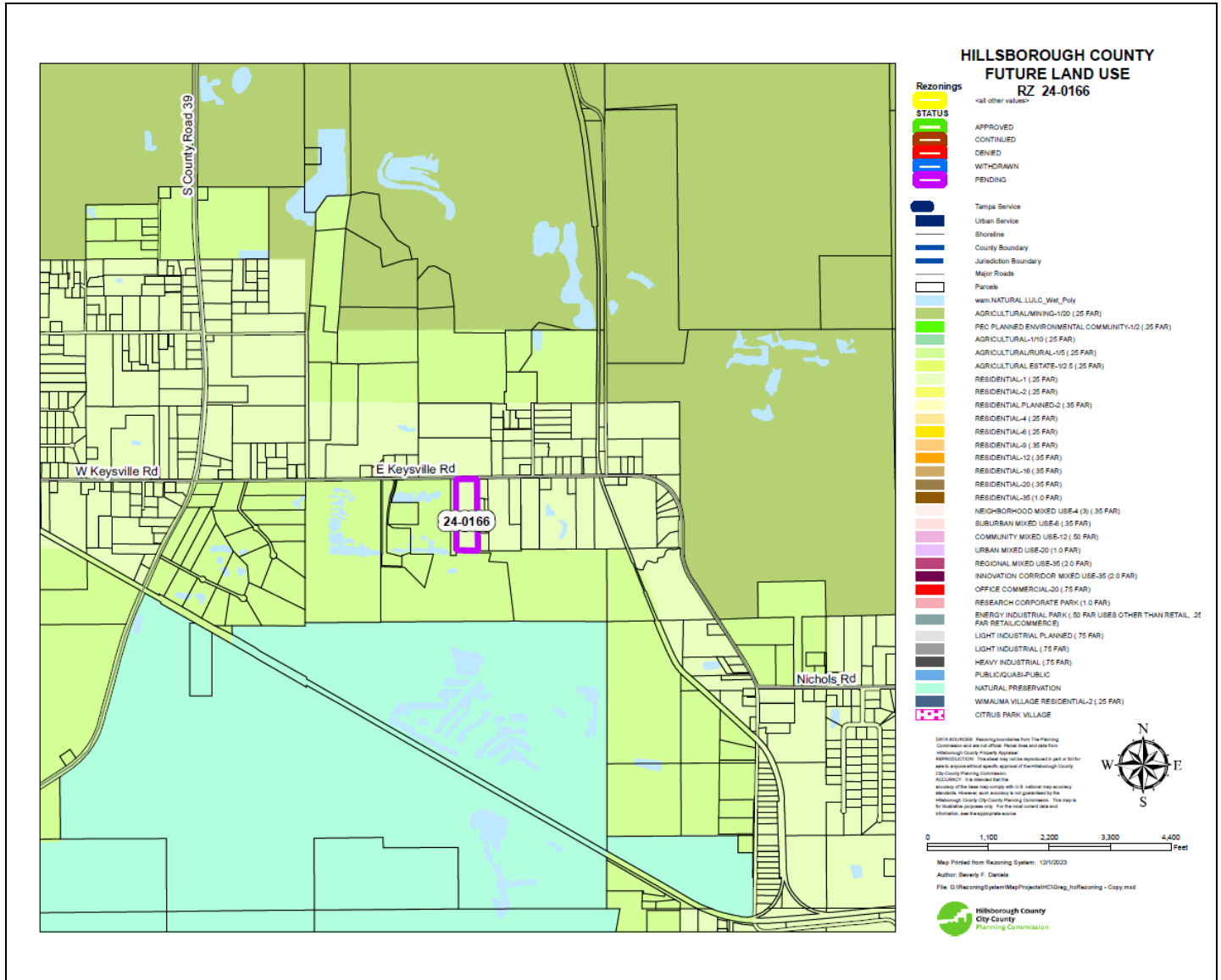
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

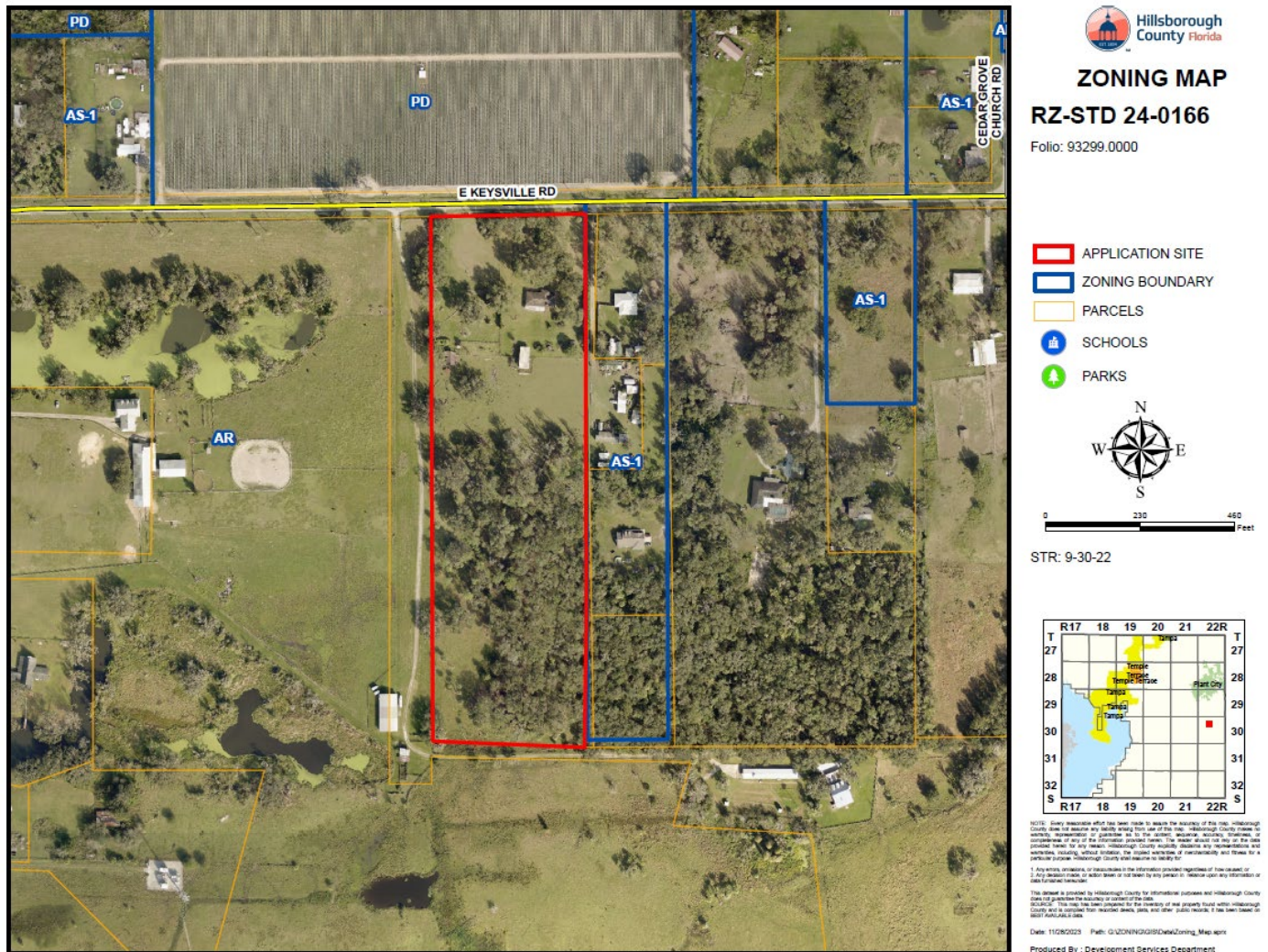
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-1
Maximum Density/F.A.R.:	1 DU/GA or 0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose projects.

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	PD 82-0223 (23-0043)	Max 3 single-family dwelling units / 0.25 FAR	Agriculture, Single-Family Residential	Crop Production
South	AR	1 du / 5 acre or 0.25 FAR	Agricultural Rural	Pasture
East	AS-1	1 du / acre	Agricultural, Single-Family Residential	Single-Family Dwellings
West	AR	1 du / 5 acre or 0.25 FAR	Agricultural Rural	Pasture

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)

N/A

APPLICATION NUMBER:	RZ STD 24-0166	
ZHM HEARING DATE:	March 25 th , 2024	
BOCC LUM MEETING DATE:	May 7 th , 2024	Case Reviewer: Michelle Montalbano

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
Keysville Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	132	9	13
Difference (+/-)	+104	+6	+10

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands on site. See staff report.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" 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:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 subject parcel, located at 673 Keysville Road, Plant City, is zoned AR (Agricultural Rural). The property is within the Lithia/Southeast County Overlay District, which design standards do not apply to this request. The AR zoning district allows agricultural and single-family residential uses for lots of at least 5 acres in size, while the requested AS-1 (Agricultural, Single Family – 1) district allows lots of a minimum of 1 acre in size. The property is currently occupied by one single-family conventional residence. The applicant seeks to subdivide the property to add single-family mobile home residences on the property, while keeping the existing single-family residence intact.

The surrounding properties consist of agricultural uses, single-family conventional dwellings, or mobile home dwellings, with the majority of lots being at least 1 acre. Abutting to the subject site to the east are single-family conventional and mobile home dwellings zoned AS-1. An AR zoned property used for pasture neighbors the site on the south and west property boundaries. To the north is property zoned PD 82-0223, which allows agricultural uses and/or three single-family dwellings on the parcel and is currently used for crop production.

Due to the above considerations, the AS-1 rezoning will keep the parcel consistent with the rural development pattern, zoning districts, and uses in the surrounding area.


5.2 Recommendation

Staff finds the rezoning request to the AS-1 zoning district **approvable**.

6.0 PROPOSED CONDITIONS

Not applicable.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Mar 15 2024 07:57:46

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

Per the EPC's comments and conditions, it appears the southern portion of the property is occupied by wetlands, which may impact future subdivision plans. The proposed rezoning does not guarantee the number of lots that can be created under the new AS-1 zoning district, nor is the request governed by the proposed layout in the submitted site plan.

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: East Rural/ Central

DATE: 03/13/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0166

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant requests to rezone one parcel totaling +/- 11.37 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 (AS-1). The site is located on the south side of Keysville Road +/- 0.2 miles west of the intersection of Cedar Grove Church Road and Keysville Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Land Development Code section 6.04.03.I requires number of access points to comply with the peak hour trip generation of the use. Land Development Code 6.04.07 access spacing requires access spacing to be at least 330 feet away from all other access points. Land Development Code section 6.01.02.B.5 only allows a maximum of 3 lots to utilize one easement for access.

Staff notes that, regardless of this review, the developer/property owner must comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are 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 Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single-Family Dwelling Units (ITE Code 210)	28	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 11 Single-Family Dwelling Units (ITE Code 210)	132	9	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+104	+6	+10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Keysville Road. Keysville Road is a two-lane, undivided, substandard, Hillsborough County-maintained collector roadway. Within the vicinity of the project, Keysville Road does not have sidewalks or bike lanes on either side of the roadway. Keysville Road lies within +/- 52 feet of right of way within the vicinity of the project.

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
KEYSVILLE RD	CR 39	LITHIA PINECREST RD	C	C

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



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024 Report Prepared: March 13, 2024	Petition: RZ 24-0166 673 East Keyville Road <i>On the south side of East Keyville Road, east of Alafia Hills Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Rezoning from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for one mobile home per acre
Parcel Size	11.37 +/- acres
Street Functional Classification	East Keyville Road – Collector Alafia Hills Drive – Local Henry George Road – Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 11.37 +/- acre subject site is located on the south side of East Keysville Road, east of Alafia Hills Drive.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site is located within the Residential-1 (RES-1) Future Land Use category, which allows consideration of a maximum density of 1 dwelling unit per gross acre and a maximum intensity of 0.25 FAR. The RES-1 Future Land Use category is intended to designate areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects.
- RES-1 extends to the north and east of the subject site. The Agricultural/Rural-1/5 (AR-1/5) Future Land Use category is located directly to the west and south. Agricultural/Mining -1/20 (AM-1/20) is located further northeast. Natural Preservation (N) is located further south.
- The subject site is currently developed with single family residential uses. Single family uses extend directly to the east and northeast. Agricultural uses abut the western and southern boundaries of the subject site and are located north across East Keysville Road. Heavy industrial and public institutional uses are located further northwest. Public institutional land owned by the Southwest Florida Water Management District is located further south. The area is mostly agricultural in nature with notable single family units to the east and northeast.
- The subject site is currently zoned as Agricultural Rural (AR). The AR zoning district extends to the west and south. The Agricultural Single Family (AS-1) zoning district abuts the eastern boundary of the site. Planned Development (PD) zoning is located north across East Keysville Road.
- The applicant is requesting to rezone the subject from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for one mobile home per acre.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Rural Area Densities*

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

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.*

Policy 8.3: Calculating Density

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Policy 13.6: *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

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 16.2: *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 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

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.*

Community Design Component

4.1 RURAL RESIDENTIAL CHARACTER

GOAL 7: *Preserve existing rural uses as viable residential alternatives to urban and suburban areas.*

OBJECTIVE 7-1: *Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.*

POLICY 7-1.2: *Vary lot size in order to encourage diversity of housing product types and respect natural resources.*

Staff Analysis of Goals, Objectives and Policies

The approximately 11.37 +/- acre subject site is located on the south side of East Keysville Road, east of Alafia Hills Drive. The subject site is located in the Rural Area and is not located within the limits of a Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-1 (RES-1). The applicant is requesting to rezone the subject from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for the development of one mobile home per acre.

The subject site is located in the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE), low density residential uses shall exist without the threat of urban or suburban encroachment with the goal that no more than 20% of all population growth within the county will occur. Within rural areas, FLUE Policy 4.1 allows for densities higher than one dwelling unit per five acres if they are identified with a higher density land use category on the Future Land Use Map. The subject site is located within the RES-1 Future Land Use category and the request is consistent with this policy direction.

FLUE Objective 8 and its associated policies outline the maximum level of intensity, density, and range of permitted land uses allowed within an area. The subject site's Future Land Use designation of RES-1 allows for a maximum allowable density of one dwelling unit per acre. The requested zoning district of AS-1 to allow for mobile home lots on 1-acre plots is within the allowable maximum density for the subject site. The requested rezoning is therefore consistent with Objective 8 and Policies 8.1, 8.2, and 8.3.

FLUE Objective 9 and Policy 9.2 require new developments to meet all local, state, and federal requirements. According to the Environmental Protection Commission, the subject site contains wetlands on the southern portion of the parcel. On March 8, 2024, EPC provided revised comments stating that the site's current configuration does not currently require a resubmittal, subject to attached conditions. The request is therefore consistent with the aforementioned policies along with FLUE Objective 13 and Policy 13.6 as they relate to environmental considerations. At the time of uploading this report, official comments from zoning and transportation staff were not yet available in Optix and were not taken into consideration for this report.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows several other residential uses with varying lot sizes to the east. Allowing for the development of mobile homes at the requested density would not present any adverse impacts to the existing homes to the east or the agricultural uses to the west and south. A rezoning to AS-1 would reflect a development pattern that is in keeping with the existing development pattern, consistent with the aforementioned policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on rural residential character. Goal 7 seeks to preserve existing rural uses as viable residential alternatives to urban and suburban areas. Similarly, Policy 7-1.2 encourages a variety of housing product types, which supports the development of mobiles in rural areas. Based on this policy direction, the request is consistent with the CDC.

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

Recommendation

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

STATUS:

WITHDRAWN

County Bounda

THE NATURAL

AGRICULTURE

RESIDENTIAL-

RESIDENTIAL-

RESIDENTIAL-

SUBURBAN MI

REGIONAL MIX

ENERGY INDUSTRY

150000 LIGHT

WIMAUMA VILLAGE

and are not official. Parcel lin-

base map comply with U.S. Standards. However, such accuracy is not

1,100

Henry F. Dailers

City-County
Planning Com

0	1,100	2,200	3,300	4,400
Feet				

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**Hillsborough County
City-County
Planning Commission**

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