

Nonconformity Special Use Permit: MM 24-0382

Zoning Hearing Master Date:

March 25, 2024

BOCC Land Use Meeting Date:

May 7, 2024

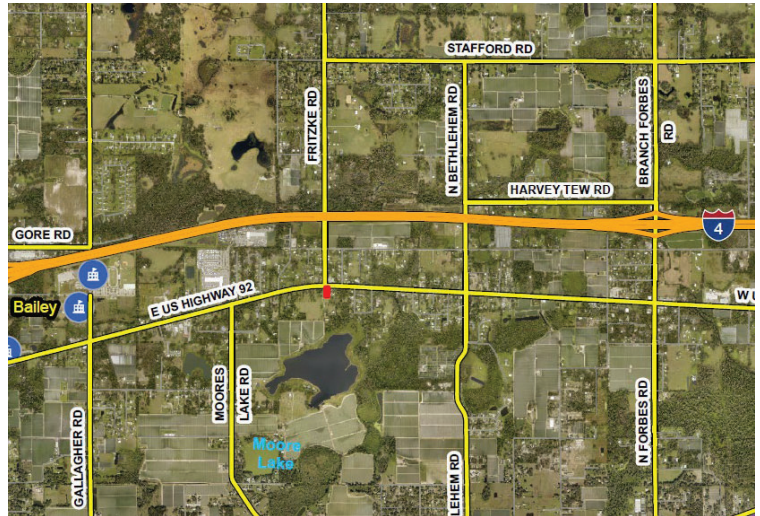


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Gisselle Amparo
FLU Category: RES-2 (Residential -2)
Service Area: Rural
Site Acreage: 0.53
Community Plan Area: East Rural
Overlay: None



Introduction Summary

The subject property received a nonconforming use, nonconforming lot, and nonconforming structure determination in March 2024 under DNC 24-0380. The use of two single-family structures being multi-family and consisting of a single-family conventional dwelling and a mobile home, on property zoned RSC-2 (Residential, Single-Family Conventional) was found to be legally nonconforming. Additionally, the setback for the fixed dwelling and mobile home was deemed to have a legally nonconforming front yard setbacks of 22.2 feet for the fixed dwelling and 10 feet for the mobile home (25 feet required in the RSC-2 zoning district). Moreover, the 90-foot lot width (100 feet required in RSC-2) was deemed legally nonconforming. Per Land Development Code (LDC), Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

Prior to the approval of DNC 24-0380, the mobile home was removed over the course of 2.5 weeks in the middle of December in 2023. Section 11.03.06.C permits a 90-calendar-day cease of a nonconforming use before subsequent uses of the premises are required to conform to zoning district regulations. This 90-day timeframe allows for the application to be considered for final action as long as the special use application is submitted before the 90 days expire. The parcel now contains one single-family, conventional, dwelling.

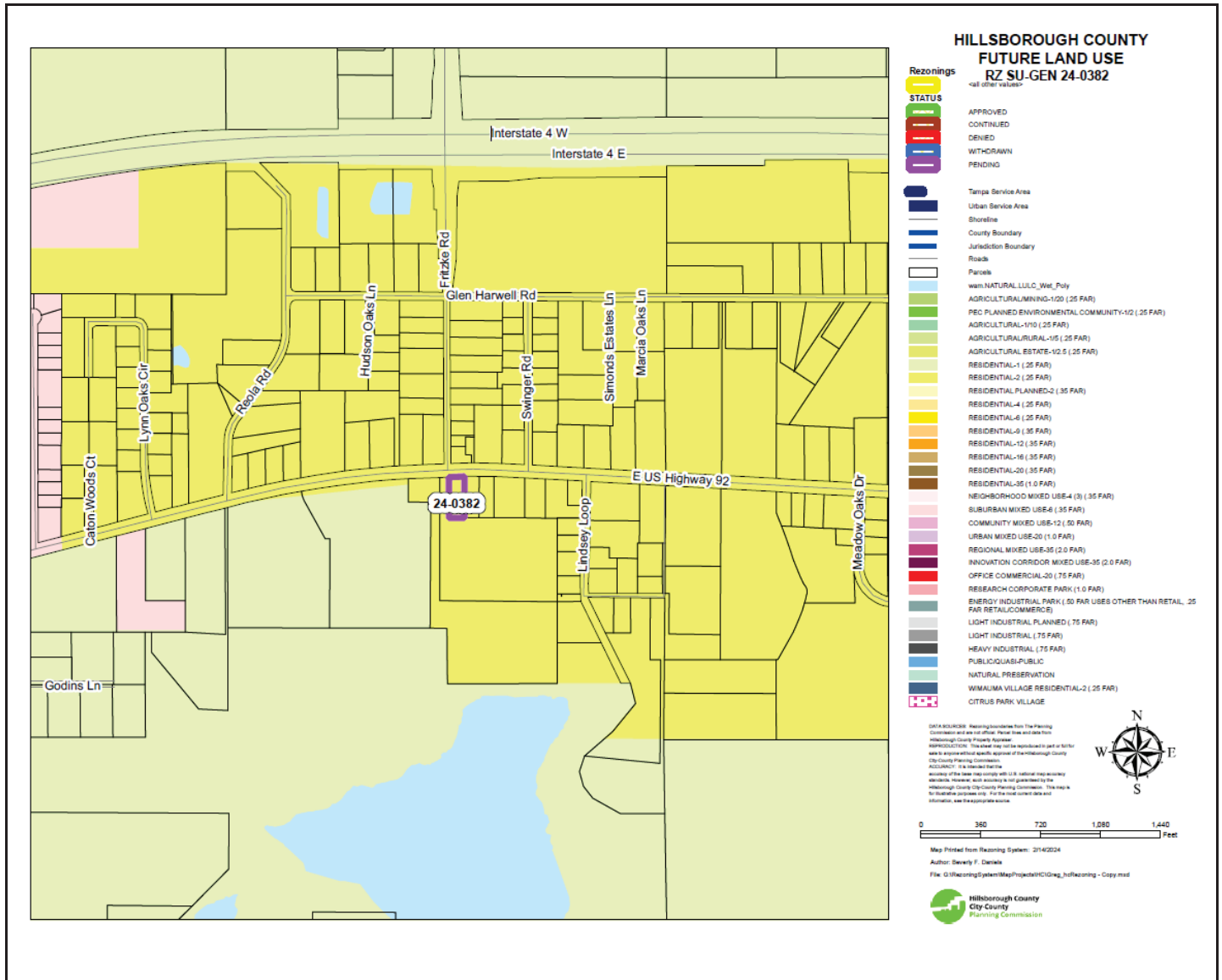
Existing Approval(s)	Proposed Modification(s)
Multi-family use	Replacement of one of the two dwellings (mobile home).

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	Development Services Recommendation
Consistent	Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

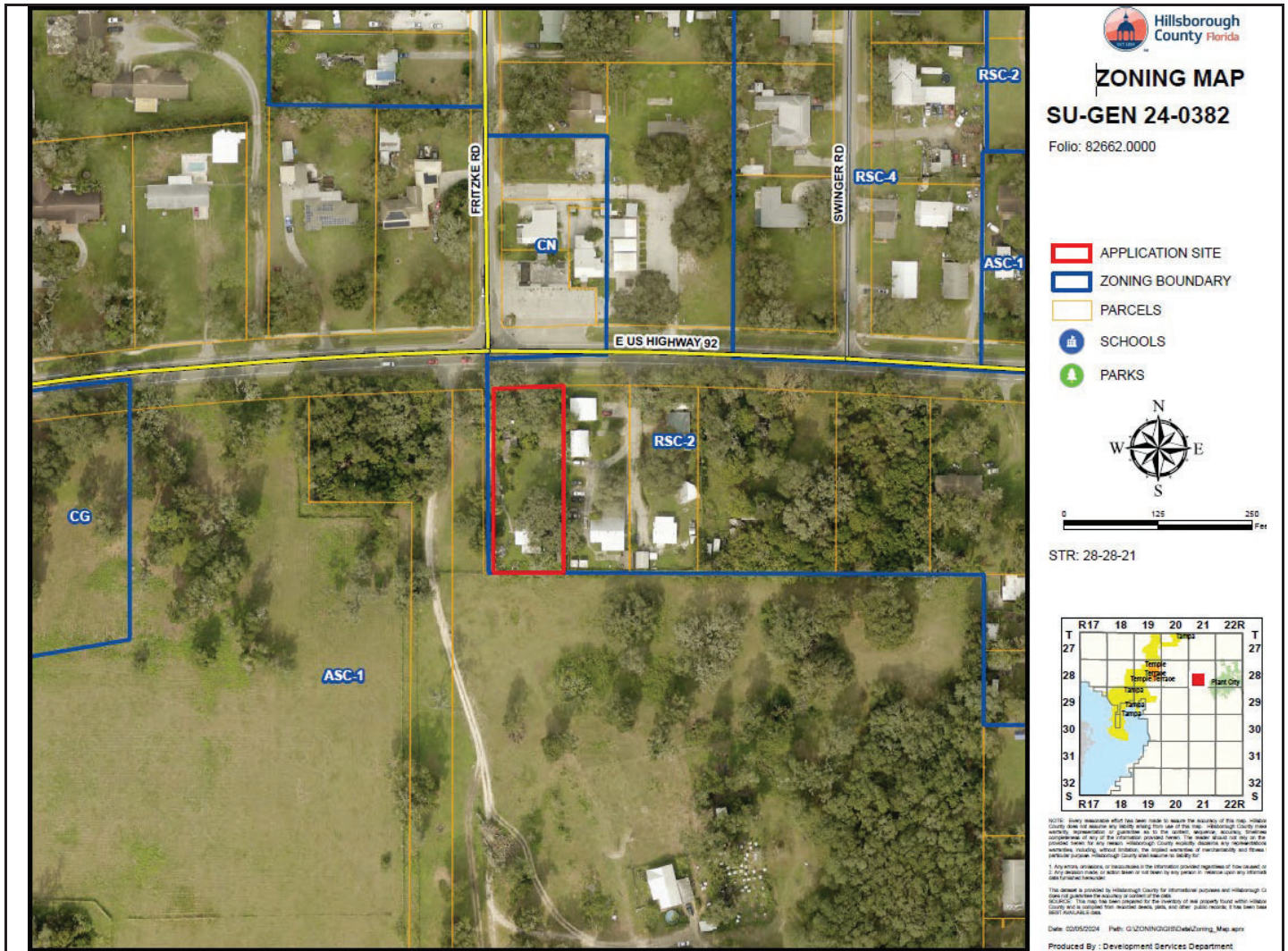
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 2 (R-2)
Maximum Density/FAR	2 dwelling units per gross acre (du/ga) / 0.50 FAR
Typical Uses	Residential, suburban scale neighborhood commercial, office, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

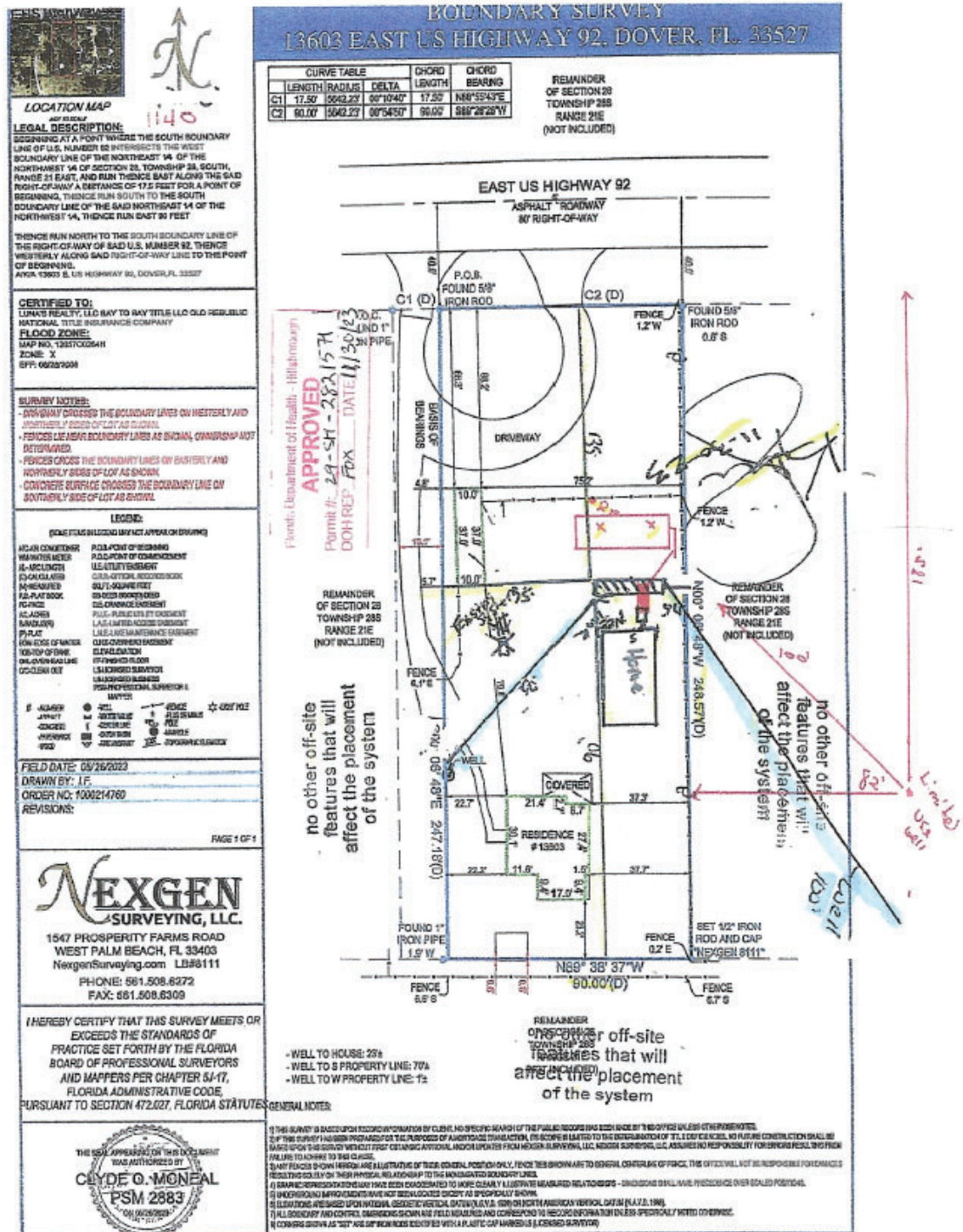


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	CN	DU/GA: NA FAR: 0.20	Retail (limited) and personal services	Convenience store
South	ASC-1	1 du/ga FAR: NA	Agriculture and related, and single-family, conventional	Agriculture (pasture)
East	RSC-2	2 du/ga FAR: NA	Single-family, conventional	Residential, multi-family
West	ASC-1	1 du/ga FAR: NA	Agriculture and related, and single-family, conventional	Agriculture (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 8.2 for full site plan)



APPLICATION NUMBER: SU 24-0382

ZHM HEARING DATE: March 25, 2024

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
Hillsborough Avenue (US Hwy 92)	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	15	1	1
Proposed	28	2	3
Difference (+/-)	+13	+1	+2

*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 ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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	
Environmental Services	<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	
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 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:	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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" 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 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 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 site is in a mixed-use rural area and abuts a multi-family property to the east with five multi-family dwellings retail and office to the north and agriculture to the south. The predominate development and land use pattern of the remaining area consists of agricultural and single-family use. The property fronts a portion of the US 92 right-of-way, which according to the State Department of Transportation adopted Project Development & Environmental study and Hillsborough County Corridor Preservation Plan, will be widened to accommodate the roadway improvement from a two-lane to a four-laned roadway. Additionally, the replacement mobile home will be required comply with RSC-2 zoning district setbacks providing 25-foot setbacks from the north and west and 10-foot setbacks from the east and south property lines.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation


Approvable, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 31, 2024.

1. This Special Use Permit shall the building of a nonconforming use, one fixed residential dwelling or siting of one mobile home, on the subject property identified using folio number 82662.0000.
2. Structures shall be located where generally shown on the site plan and shall comply with the RSC-2 zoning district setbacks and maximum height requirements. The minimum setback requirements for the mobile home shall be 25 feet from the front, north and west, property line, and ten feet from the side, east and south, property lines.
3. The single-family, conventional structure shall be permitted to remain legally nonconforming with a 22.2-foot setback from the west property line (second front on a corner lot) where a 25-foot front yard is required on a RSC-2 zoned property.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Mar 18 2024 09:06:42

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

Not Applicable

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

See next page

24-0382

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/ Northeast

DATE: 03/13/2024
AGENCY/DEPT: Transportation
PETITION NO.: SU-GEN 24-0382

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

PROJECT SUMMARY AND ANALYSIS

The applicant requests special use approval for a parcel totaling +/- 0.52 acres to build an additional mobile home on the property. The property owner demolished one of the mobile homes and is now seeking approval to build a mobile home totaling two dwelling units on the property. Without special use approval, the site would only be entitled to one dwelling unit.

The site is located on the south side of E Hillsborough Avenue, on the southeast corner of the intersection of Hillsborough Avenue and Fritzke Road. The zoning of the property is Residential Single Family Conventional – 2 (RSC-2). The Future Land Use designation of the property is Residential – 2 (R-2).

SITE ACCESS

The site has existing driveway access to Hillsborough Avenue. Hillsborough Avenue is an FDOT roadway, all access requirements will be per FDOT requirements. FDOT submitted documentation that drainage and access permits will be required.

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

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the special use review. 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
RSC-2, 1 Single-Family Dwelling Units (ITE Code 210)	15	1	1

Proposed Zoning:

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

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+13	+1	+2

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hillsborough Avenue (E Hwy 92). Hillsborough Avenue (E Hwy 92) is a two-lane, undivided, Florida Department of Transportation (FDOT) maintained principal arterial roadway. Within the vicinity of the project, Hillsborough Avenue (E Hwy 92) has sidewalk along the north side of the roadway. Hillsborough Avenue (E Hwy 92) Road lies within +/- 81 feet of right of way within the vicinity of the project.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Hillsborough Avenue (E HWY 92) is included in the Hillsborough County Corridor Preservation Plan as a 4-lane roadway. FDOT has conducted a PD&E for the planned improvement.

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
US HWY 92	MCINTOSH RD	FORBES RD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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Project Trip Generation <input type="checkbox"/> Not applicable for this request			
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Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
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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:				

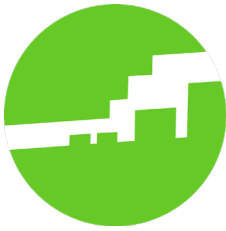
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Special Use	
Hearing Date: March 25, 2024	Petition: SU 24-0382
Report Prepared: March 13, 2024	Folio: 82662.0000 <i>South of East US Highway 92 and east of Moores Lake Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Special Use Request	Special use to replace a mobile home as a second dwelling unit as a legal nonconforming use
Parcel Size	0.53 ± acres (5,771.7 square feet)
Street Functional Classification	East Highway 92 – State Principal Arterial State Road 400 – State Principal Arterial Moores Lake Road – County Collector
Locational Criteria	N/A
Evacuation Area	A



Context

- The 0.53 ± acre subject site is located south of East US Highway 92 and east of Moores Lake Road
- The site is in the Rural Area and is not within the limits of a community plan.
- The subject site is located within the Residential-2 (RES-2) Future Land Use category, which can be considered for a maximum density of 2 dwelling units per gross acre and a maximum intensity of 0.25 Floor Area Ratio (FAR). The RES-2 Future Land Use category is intended to designate areas suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, offices, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use projects.
- RES-2 surrounds the subject site. Residential-1 (RES-1) Future Land Use category exists to the south, west, and further north across State Road 400. Suburban Mixed Use-6 (SMU-6) is further west of the subject site, and Residential-4 (RES-4) Future Land Use is further east of the subject site.
- Saint Anne Catholic Church is located on the subject site and is designated as a public institutional use. Additional public institutional uses owned by the Northside Baptist Church are located directly north. Light industrial, vacant, and agricultural uses are located further north. Light commercial, heavy commercial, heavy industrial, multi-family and single-family uses are interspersed west of the site across North US Highway 41. Light commercial and vacant uses are located south. Light industrial uses are located directly east. The area has a wide range of commercial, public institutional, vacant, and industrial uses.
- The subject site is zoned as Residential Single Family Conventional-2 (RSC-2). RSC-2 extends to the north and east of the subject site. A pocket of Commercial Neighborhood (CN) zoning lies north of the subject site across East US Highway 92. Agricultural Single Family Conventional-1 (ASC-1) zoning lies to the west and south of the subject site. A pocket of Commercial General (CG) zoning lies further west, and a pocket of Residential Single family Conventional-4 (RSC-4) zoning lies further east.
- The applicant requests a Special Use approval for a legal nonconforming use to replace a mobile home that will serve as a second dwelling unit on the subject site.

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

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized

through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

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.*

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 9.2: *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.*

Policy 9.3: *In implementing this Comprehensive Plan, Hillsborough County shall continue to recognize legal non-conforming uses and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. With the exception of principle residences, or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with policy 21.4. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the 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

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.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Staff Analysis of Goals Objectives and Policies:

The 0.53 ± acre subject site is located South of East US Highway 92 and east of Moores Lake Road. The site is in the Rural Area and is not within the limits of a community plan. The applicant requests a Special Use approval to replace a mobile home as a legal nonconforming use that will serve as a second dwelling unit on the subject site.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site is within the Rural Area and the proposed special use to replace a mobile home to serve as a second dwelling unit on the subject site within RES-2 and RSC-2 in the Rural Area is similar in character and compatible with the surrounding area.

The subject site is in the RES-2 Future Land Use category. This category allows for the consideration of up to two dwelling units per acre. According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. Policy 9.3 recognizes legal non-conforming uses and permits the rebuilding or expansion of existing legal non-conforming uses, which shall not occur

more than once. The new use may still be non-conforming. The applicant has two dwelling units on the subject site, with one dwelling unit being a mobile home. The applicant is seeking to replace the previous mobile home on the subject site with a new mobile home on a legal nonconforming lot. The Special Use request is compatible with the RES-2 Future Land Use category and consistent with FLUE Objective 9 and Policies 9.2 and 9.3.

The proposed special use meets the intent of Objective 16 and associated policies relating to neighborhood protection. The subject site is surrounded by residential uses with a few areas of commercial, mixed-use, and public/quasi public institution uses mixed throughout the area. The proposal is consistent with the existing surrounding development. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Policies 16.1, 16.2, and 16.3 of the FLUE.

Overall, staff finds that the proposed Special Use request would allow for development that is consistent with policies relating to legal nonconforming uses and the RES-2 Future Land Use category and is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ SU-GEN 24-0382

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Legend

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. It is the most current data and information, and the appropriate authorities.



Map Printed from Rezoning System: 2/14/2024
Author: Beverly F. Daniels
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