

Rezoning Application: 24-1210
Zoning Hearing Master Date: January 14, 2025
BOCC Land Use Meeting Date: March 11, 2025



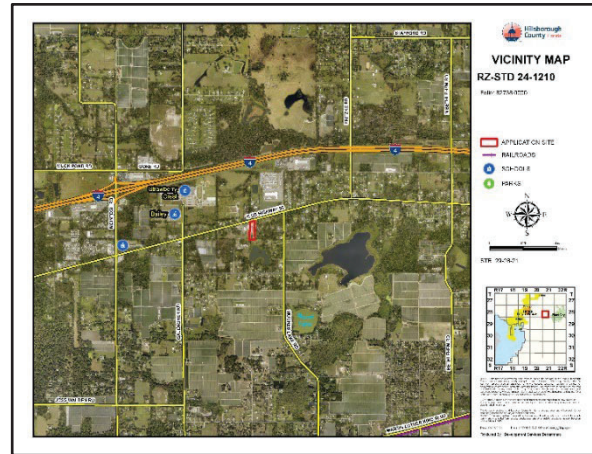
**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Arthur Jewell
FLU Category: Residential -1 (Res-1)
Service Area: Rural
Site Acreage: 3.15 +/-
Community Plan Area: None

Overlay: None
Request: Rezone from **Agricultural Single-Family Conventional-1 (ASC -1)** and **Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**.



Request Summary:

The request is to rezone from the existing from **Agricultural Single-Family Conventional-1 (ASC -1)** and **Commercial General (CG)** to **Commercial General with Restrictions (CG -R)**. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed: restrictions to certain commercial uses and to the location of such uses; and the elimination of eastern driveway to mitigate and enhance an appropriate transition between residential and proposed commercial zoned parcel.

Zoning:	Current Zoning		Proposed Zoning
	ASC-1 Zoning	CG Zoning	CG -R Zoning
Uses	Single-Family Conventional Residential/Agricultural	General Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	2.1 +/- Acres (ac)	1.05+/- ac/ 45,738 sf	3.15+/- ac/ 137,214 sf
Density / Intensity	1 du per 1 acre	Floor Area Ratio (FAR) 0.25 **	FAR 0.25**
Mathematical Maximum*	2 Dwelling Unit (du)	11,434.50 sf	34,303.50 sf
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.			
** LDC Sec. 6.01.01 – footnote 29 - In the RES-1 ... land use categories, the maximum F.A.R. shall be .25.			

Development Standards:	Current ASC-1 Zoning	Current CG Zoning	Proposed CG-R Zoning
Density / Intensity	1 du per 1 acre	FAR 0.25 (11,434.50 sf)	FAR 0.25 (34,303.50 sf)
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	30' - Front (North) 20' Type B Buffer – Side (East) 0' Type B Buffer – Side (West) 20' Type B Buffer –Rear (South)	30' - Front (North) 20' Type B Buffer – Side (East) 0' Type B Buffer – Side (West) 20' Type B Buffer –Rear (South)
Height	50'	50'	50'

Additional Information:

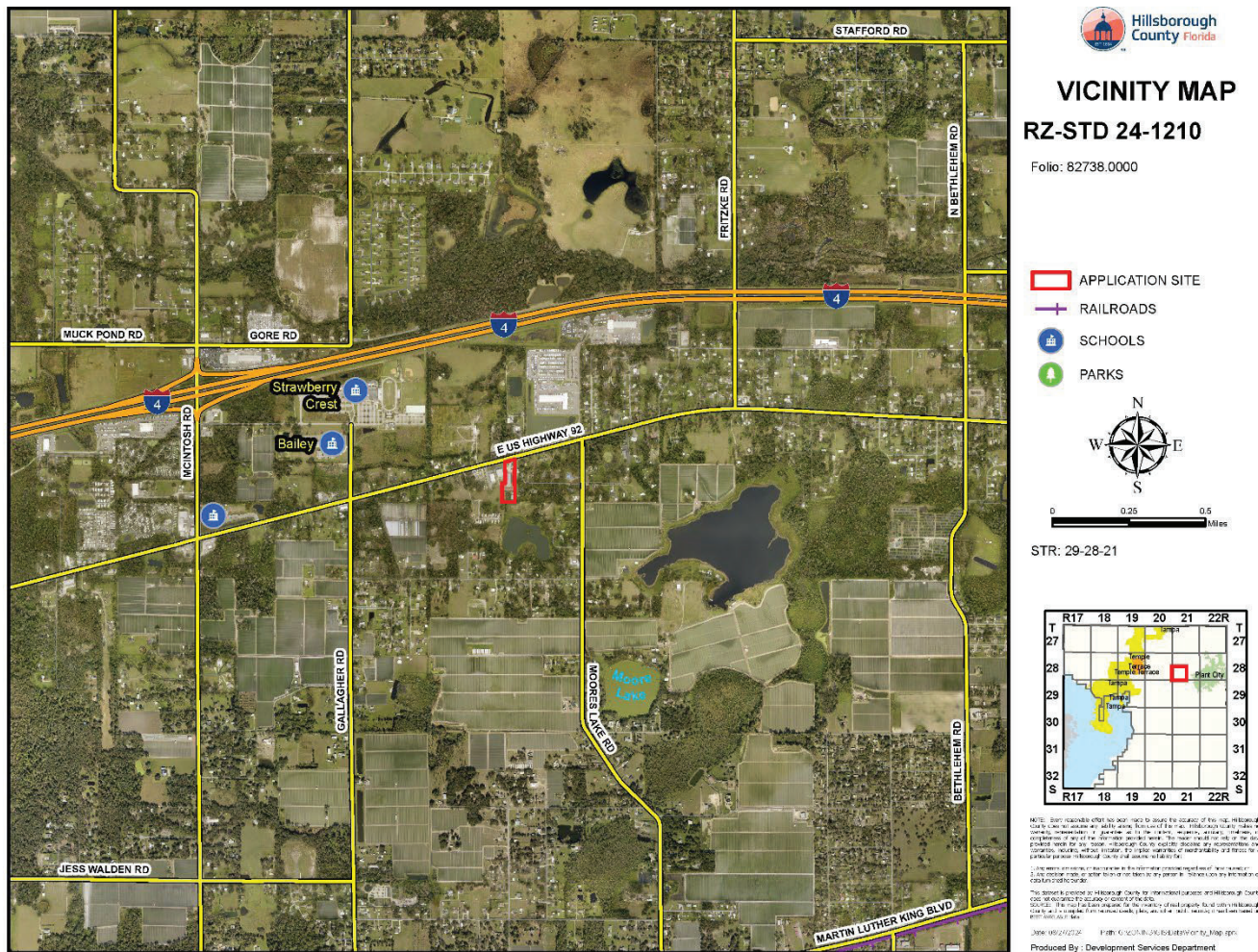
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Not Supported

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

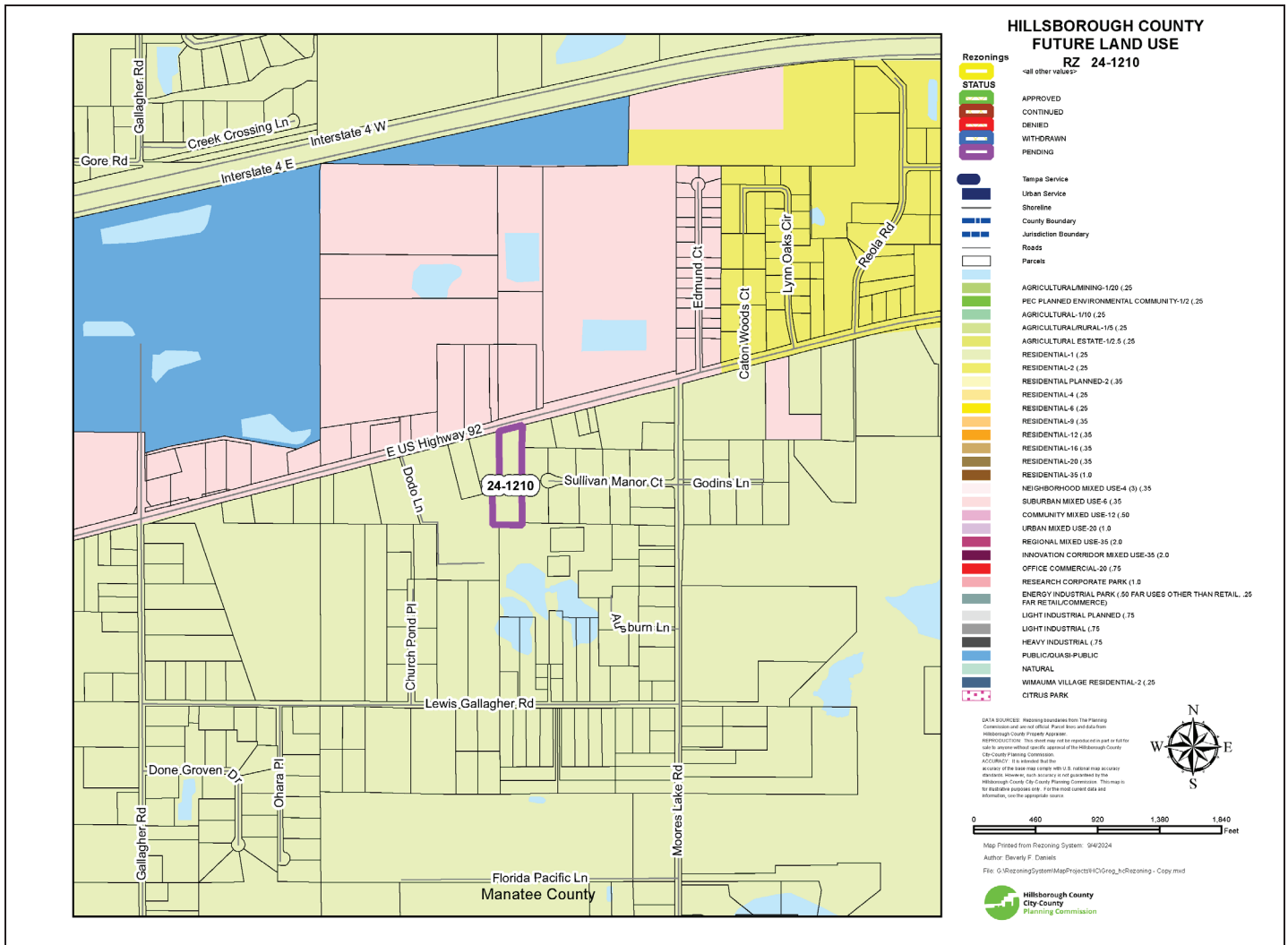


Context of Surrounding Area:

The subject site is located in the Res-1 Future Land Use (FLU) category, and located south of properties within the SMU-6 FLU category. The immediate adjacent properties are zoned: Planned Developments and ASC-1 to the north, CG to the west, ASC-1 and CG to the south, and ASC-1 and Planned Development to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

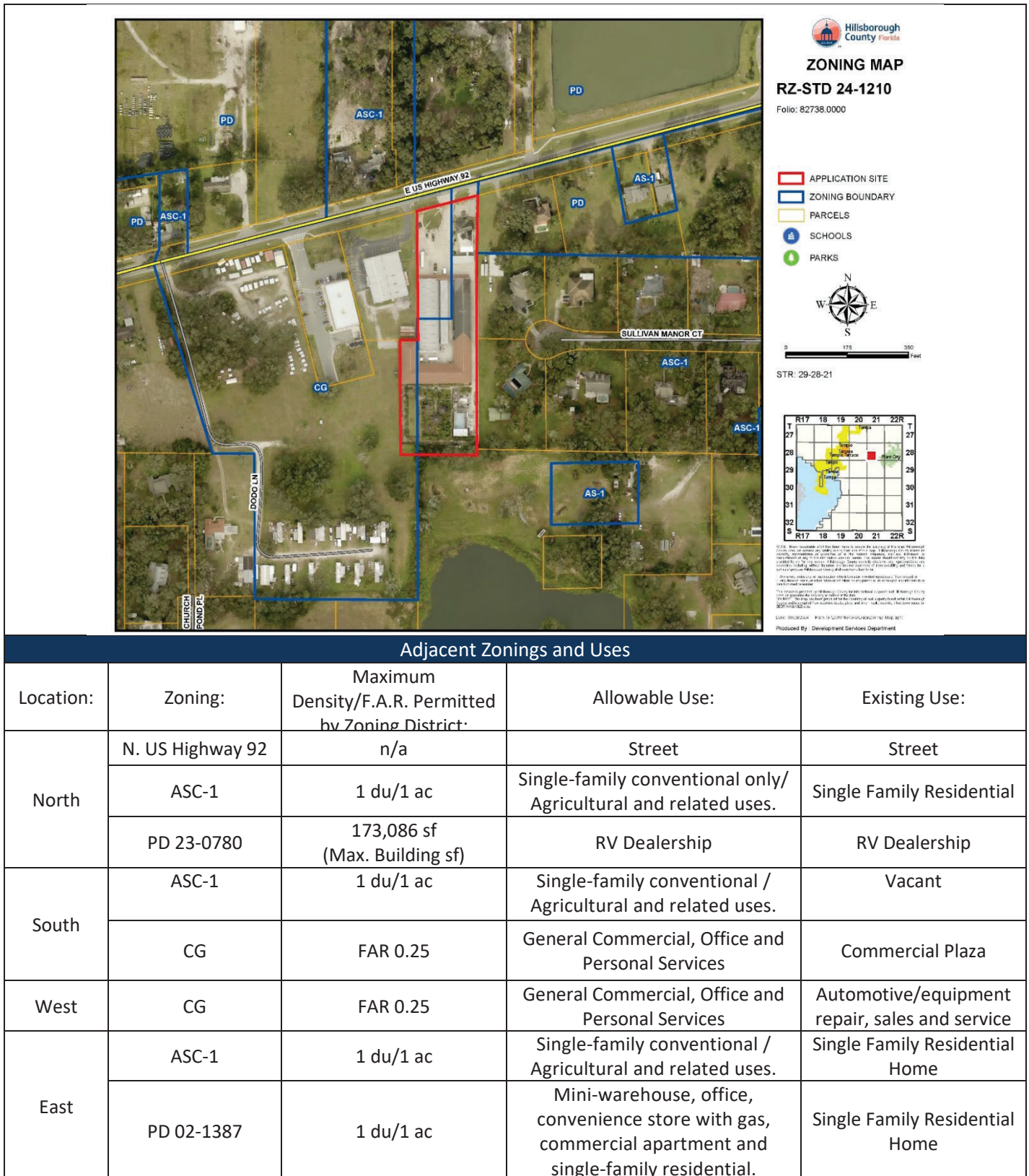
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Agricultural, farms, ranches, residential, neighborhood commercial, offices, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

APPLICATION NUMBER: RZ STD 24-1210

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Isis Brown

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
U.S. Hwy 92	FDOT Principal Arterial - Urban	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 checked="" type="checkbox"/> Other (TBD)

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,956	568	420
Proposed	8,302	630	662
Difference (+/-)	+2,346	+62	+242

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

Connectivity and Cross Access ☒ Not applicable for this request

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

Design Exception/Administrative Variance ☒ Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <div style="display: flex; justify-content: space-between;"> <div> <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 </div> <div> <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 _____ </div> </div>			
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 type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See Staff Report
Utilities 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Although the proposed uses and CG-R zoning district could be supportable and considered to be a continuation of the existing commercial development pattern along this portion East US Highway 92, staff finds the request incompatible. The site is currently developed with existing buildings and pavement that do not meet required buffering and screening (20 foot wide buffer with Type B screening) where adjacent to single-family development (eastern boundary). If approved, the applicant intends to use the site as it is currently developed and would not alter the site to meet buffering and screening requirements.

To mitigate the proposed CG zoning district in-fill along East US Highway 92 the applicant has proposed the following restrictions:

1. The following uses shall be restricted from the property:
 - a. Drive-thrus
 - b. Banquet/Reception Hall
 - c. Canopies and Gasoline Pumps as Accessory Uses
 - d. Gasoline Sales and Services
 - e. Car Wash Facilities
 - f. Convenience stores, with / without gas
 - g. Laundries (Self-Serve)
 - h. Motor Vehicle Repair Major
 - i. Free Standing Emergency Room
2. The maximum Floor Area Ratio shall be 0.25.
3. There shall be no commercial use/activity within the rear 150'
4. The eastern driveway shall be eliminated

5.2 Recommendation

Based on the above considerations Development Services staff finds the request is not supportable.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:

J. Brian Grady

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

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 01/05/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 24-1210

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 3.15 acres from Commercial General (CG) to Commercial General – Restricted (CG-R). The subject parcel currently has 1.07 acres zoned CG and 2.08 acres zoning ASC-1. The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, banquet/reception halls, self-service laundries, convenience stores with or without gas stations, motor vehicle repair, car washes, and free-standing emergency rooms. Additionally, the application proposes to restrict the number of access points to one. The site is located +/- 1,200 feet west of the corner of Moores Lake Road and E. U.S. Hwy 92. The Future Land Use designation of the site is Residential 1 (R-1).

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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1
CG, Fast Food with Drive Thru (ITE Code 934) 12,702sqft	5,938	567	419
Total	5,956	568	420

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Fast Food Without Drive Thru (ITE Code 933) 6,500sqft	2,928	281	216
CG-R, Copy, Print, and Express Ship Store (ITE Code 920) 11,000sqft	820*	31	82
CG-R, Grocery Store (ITE Code 850) 13,048sqft	1,626	37	148
Total	8,302	630	662

*Estimated by Staff. ITE Trip Generation Manual 11th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,346	+62	+242

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. U.S. Hwy 92. E. U.S. Hwy 92 is a 2-lane, undivided, FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12 ft wide travel lanes, +/- 4 ft wide bike lanes, and +/- 5 ft wide sidewalks on both sides of the roadway, within +/- 80 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan E. US Highway 92 is designated for a future four lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to E. U.S. Hwy 92.

As E. U.S. Hwy 92 is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to be permitted access to E. U.S. Hwy 92 from the subject parcel. A meeting was scheduled and took place on October 22nd, 2024, between county staff, the applicant and FDOT to discuss this re-zoning and allow FDOT to provide comments.

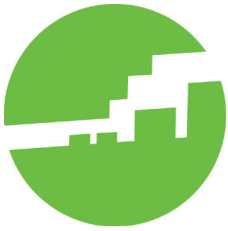
FDOT staff provided the applicant and county staff with comments, which were uploaded to Optix.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for E. U.S. Hwy 92 is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. U.S. HWY 92	McIntosh Rd.	Forbes Rd.	D	C

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: January 14, 2025 Report Prepared: January 3, 2025	Case Number: RZ 24-1210 Folio(s): 82738.0000 General Location: South of East US Highway 92 and west of Moores Lake Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan(s)	N/A
Rezoning Request	Rezoning from Agricultural Single Family Conventional (ASC-1) and Commercial General (CG) to CG-R to allow for the existing use as a contractor's office without open storage.
Parcel Size	3.15 ± acres
Street Functional Classification	East US Highway 92 – State Principal Arterial Moores Lake Road – County Collector
Commercial Locational Criteria	Does not meet; waiver request submitted
Evacuation Area	N/A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1 + CG	Light Commercial
North	Suburban Mixed Use-6 + Public/Quasi-Public + Residential-1	PD + ASC-1 + AR + AS-1	Single Family Residential + Light Commercial + Vacant Land + Light Industrial + Heavy Commercial
South	Residential-1	ASC-1 + AS-1 + CG	Single Family Residential + Mobile Home Park + 2 Agriculture
East	Residential-1 + Suburban Mixed Use-6 + Residential-2	PD + ASC-1 + AS-1 + AR + CG	Single Family Residential + Vacant Land + Agriculture
West	Residential-1 + Suburban Mixed Use-6	CG + ASC-1 + CI + CN + PD + AI	Light Commercial + Mobile Home Park + Single Family Residential + Agriculture

Staff Analysis of Goals, Objectives and Policies:

The 3.15 ± acre subject site is located south of East US Highway 92 and west of Moores Lake Road. The site is in the Rural Area and not within the limits of any Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) and Commercial General (CG) to CG-R to allow for the existing use as a contactor's office without open storage.

The Future Land Use Element (FLUE) permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the 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. Expanding the parcel entirely to CG would allow Commercial uses in the area and increase development in the Rural Area. FLUE Policy 1.4 requires all new development to be compatible with the surrounding area, nothing that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development". The proposed rezoning from ASC-1 and CG to CG-R would not be compatible with the surrounding development patten, which includes existing residential development directly to the east and south. The request is therefore inconsistent with FLUE Objective 4 and Policy 4.1.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category allows for the consideration of farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Commercial, office, and multi-purpose uses are subject to Commercial Locational Criteria.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, the Florida Department of Transportation (FDOT) had recommendations for the applicant that will need to be met before a permitting approval.

The proposal does not meet the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is comprised of a mix of uses. Directly to the east and south north and directly adjacent to the subject property are single family residential homes. A mobile home park is also adjacent to the subject site to the southwest. The proposed rezoning does not align with the residential character of the surrounding area and presents significant compatibility concerns given the rural nature of the area, which is inconsistent with FLUE Objective 16 and its accompanying policies related to neighborhood protection. The subject site is currently zoned CG on the western portion of the property with ASC-1 zoning on the eastern portion. The split zoning reflects the surrounding development pattern, as the current CG zoned portion of the subject property is located adjacent to another CG zoned property. The ASC-1 located on the eastern portion of the site abuts Planned Development (PD) zoning and ASC-1 zoning, both areas that contain residential uses. While the proposed conditions on the revised request which was uploaded into Optix on December 3, 2024, would help, this split zoning was put in place to preserve the rural residential development pattern to the east. Approving the site to fully rezone to CG-R would be contrary to the established neighborhood character to the east and inconsistent with policy direction under FLUE Objective 16.

FLUE Policy 16.2 states that 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. There should be a gradual transition of intensities between the different land uses given the residential uses around the subject site. The applicant included in the revised request that a 25' setback would be provided for buffering and screening. FLUE Policy 16.5 directs development of higher intensity non-residential land uses to be restricted to locations external to established and developing neighborhoods. The transition to CG-R would cause development that is not compatible with the surrounding area, rendering the request inconsistent with this adopted policy direction.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-1 Future Land Use category must be within 660 feet of a qualifying intersection that includes a

two-lane roadway. The closest qualifying intersection to the subject site is East US Highway 92, a two-lane State Principal Arterial roadway and Moores Lake Road, a two-lane County Collector roadway. The distance from the subject site and the closest qualifying intersection is roughly 1,300 feet as opposed to the required 660 feet, and therefore the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 660-foot measurement requirement demonstrates the scale of development expected for the Rural Area and the proposed rezoning would not be in scale with the area. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant did provide a CLC waiver for the proposed rezoning. This site is located approximately 1,300 feet away from the nearest major intersection with significant compatibility concerns, and therefore is inconsistent with FLUE Objective 22 and its accompanying policies.

Overall, staff finds that the proposed rezoning is not compatible with the existing development pattern found within the surrounding area and does not meet Commercial Locational Criteria. The proposed rezoning would allow for development that is not consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

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.*

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 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*

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 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

COMMERCIAL-LOCATIONAL CRITERIA

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and

they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 24-1210

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

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

DATA SOURCES: Rezonings 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 intended 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 use of it.



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Author: Beverly F. Daniels

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