

Rezoning Application: PD 25-0270
Zoning Hearing Master Date: June 16, 2025
BOCC Land Use Hearing Date: August 12, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Southern Ventures of Florida, LLC
FLU Category: RES-1
Service Area: Rural
Site Acreage: 8.46 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to allow the continuation and expansion of the existing contractor's office use and include professional services uses for future development. The development plan is divided between Tract A and Tract B. The property has been operating as a contractor's office since 1984. The site contains a previously approved cell tower, which is included in the proposed permitted uses for this PD.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0270
Typical General Use(s)	Single-Family Residential/Agricultural	Contractor's Office with Enclosed Storage, Professional Services
Acreage	8.46 acres	8.46 acres
Density/Intensity	1 DU per acre	0.05 FAR
Mathematical Maximum*	8 dwelling units	17,034 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0270
Lot Size / Lot Width	43,560 sq. ft. / 150'	NA
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front (East): 50' Side (North): 20' buffer, 8-foot-high fence Side (South): 259.7' Rear (West): 138'-299'
Height	50'	50'

Additional Information:

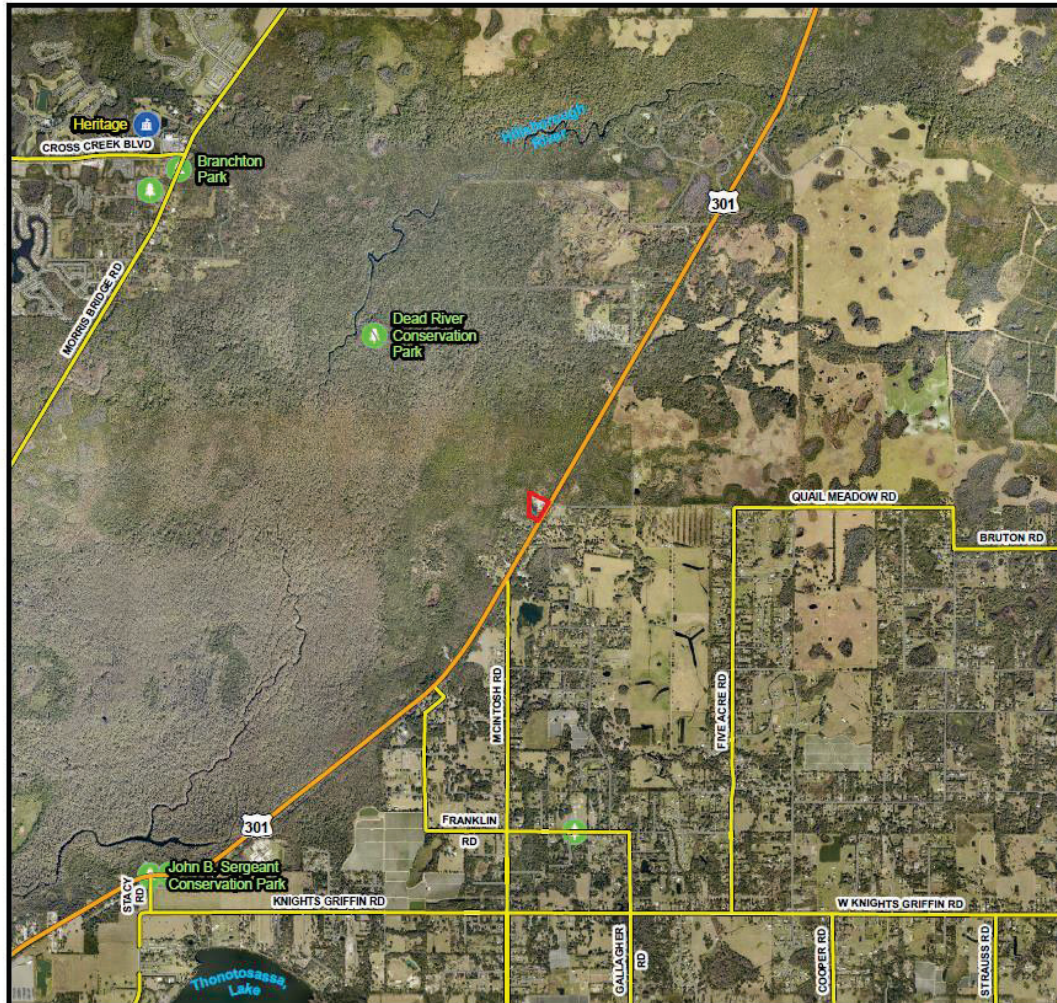
PD Variation(s)	LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

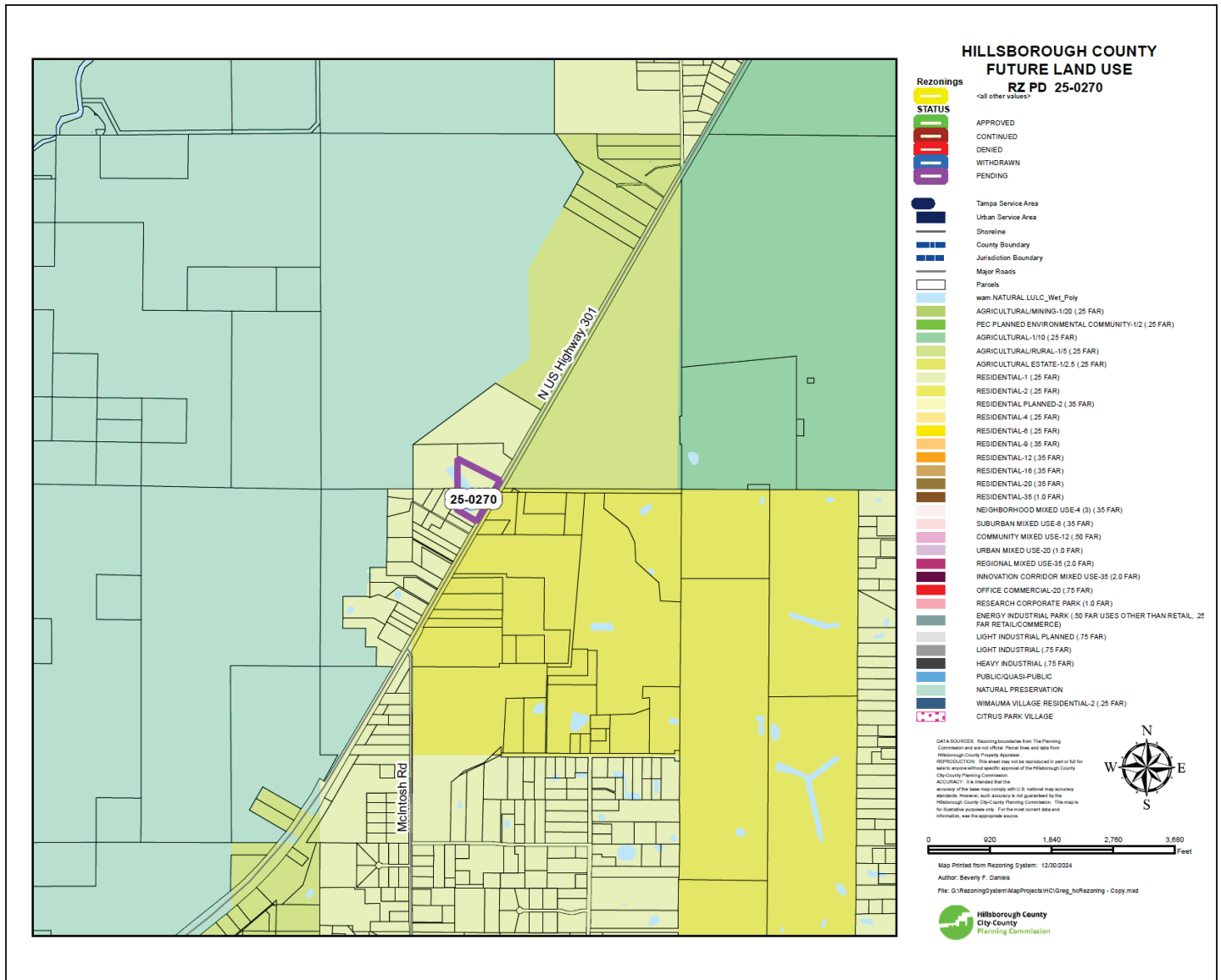


Context of Surrounding Area:

The subject site is generally located at 14338 & 14350 North Highway 301 and consists of two folios: #80039.5000 and #80039.5010. The property is within the Rural Service Area. The surrounding area is rural in nature, primarily consisting of residential and agricultural uses, zoned AS-1, AR, and AS 0-4.

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.:	1.0 dwelling units per gross acre/0.25
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



ZONING MAP

RZ-PD 25-0270

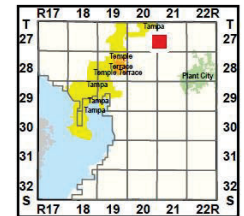
Folio: 80039.5000, 80039.5010

- ▬ APPLICATION SITE
- ▬ ZONING BOUNDARY
- ▬ PARCELS
- SCHOOLS
- PARKS



0 150 300 Feet

STR: 30-27-21, 19-27-21



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, timeliness, or completeness of any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County expressly disclaims any representation and warranty, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Hillsborough County and its officers and employees are not liable for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or for any reliance made on information or not taken by any person to reliance upon any information or data furnished hereunder.

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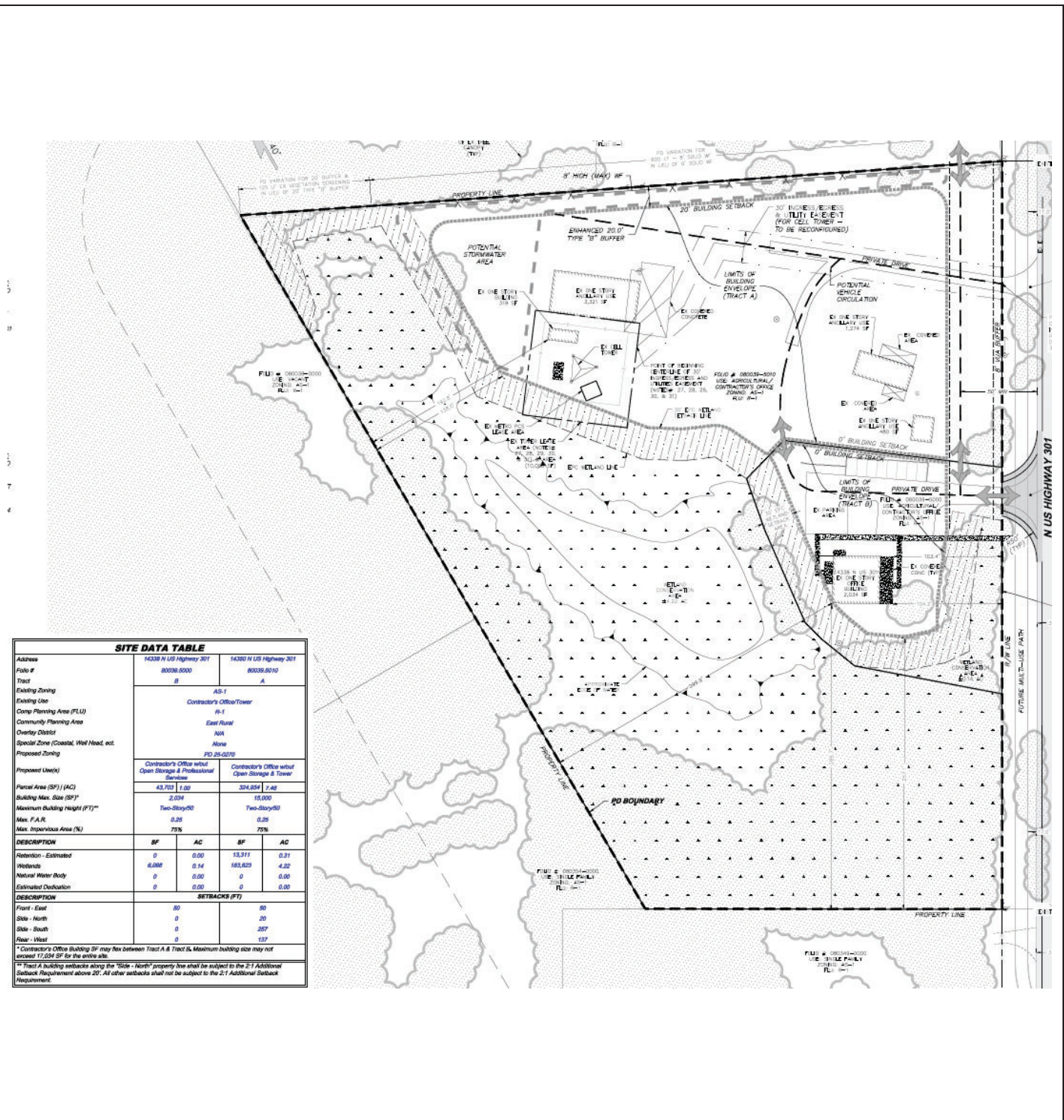
Date: 12/27/2024 Path: G:\ZONING\GIS Data\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential
South	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Conventional
East	AR	1 DU per 5 acres	Agriculture / Single-Family Conventional	Agriculture
	AS-0.4	1 DU per 2.5 acres	Agriculture / Single-Family Conventional	Single-Family Conventional
West	AS-1	1 DU per acre	Agriculture / Single-Family Conventional	Single-Family Residential, Agriculture

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)



APPLICATION NUMBER: PD 25-0270

ZHM HEARING DATE: June 16, 2025

BOCC CPA PUBLIC HEARING DATE: August 12, 2025

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Road Name	Road Name	Road Name
N. U.S. Highway 301	FDOT 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 checked="" type="checkbox"/> Other (TBD)

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	76	5	8
Proposed	78	28	33
Difference (+/-)	+2	+23	+25

*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				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
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 present
Natural Resources	<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	
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 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 checked="" type="checkbox"/> Other <u>Eagles Nest</u>				
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 checked="" type="checkbox"/> Yes <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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	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"/> 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 site is located in a primarily rural area consisting of agriculture and single-family uses. Property is adjacent to agriculturally zoned properties. A majority of the western portion of the subject property contains wetlands and provides a large buffer to adjacent western properties. To the north, a mobile home is currently on the property. Across Highway 301 to the east lies single-family homes on large lots.

The applicant has applied for a variation to the buffer and screening along the east 600 feet of the northern property line to allow an 8-foot-high solid fence. There is currently a 5' high farm fence along this boundary but will be supplemented with the proposed screening. An enhanced buffer of 20' with 20-foot center shade trees is proposed. The remaining west 125 feet of the northern property line contains wetlands and is proposed to remain as is, in lieu of Type B Screening.

The proposed maximum Floor Area Ratio (FAR) for the entire development is capped at 0.05 or 17,034 square feet for both tracts. 15,000 square feet of Contractor's Office with enclosed storage is permitted and may be permitted on both tracts, with an additional 2,034 square feet of Professional Services uses allowed on Tract B. Maximum height for buildings or structures is 50 feet. The 2:1 setback requirement is applicable to Tract A only.

Development Services does not foresee any compatibility concerns with the Planned Development. While adjacent to single-family and agricultural uses, with the implementation of an enhanced Type B buffer, the 2:1 setback requirement and open storage being prohibited, staff believes this provides adequate protection to the adjacent properties.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

Requirements Prior to Certification:

1. Amend "Max FAR" in the Site Data Table from "0.25" to "0.05."
2. Replace note "Contractor's Office Building SF may flex between Tract A & Tract B. Maximum building size may not exceed 17,034 SF for the entire site" with "An option may be permitted for a unified site plan as one tract permitting 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage."

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28th, 2025.

1. The project shall be limited to 15,000 square feet of Contractor's Office with enclosed storage, 2,034 square feet of Professional Service uses, and a Wireless Communication Support Structure (per Special Use 99-0884). Open storage is not permitted. Contractor's Office with enclosed storage shall be permitted on Tracts A & B and professional service uses shall be permitted on Tract B.
2. Development Standards of the project shall be as followed:

Maximum FAR – 0.05 (17,034 sq. ft.)
Maximum building height – 50 feet / Two Story (2:1 setback for buildings over 20' in height shall be applicable to Tract A)
Maximum Impervious Surface: 75%
3. An option may be permitted for a unified site plan of one tract allowing a maximum 0.05 FAR. Maximum building size may not exceed 17,034 square feet, 15,000 of which may be Contractor's Office with Enclosed storage.
4. Buildings shall be located within the building envelope, as depicted on the general site plan.
5. Buffering and screening shall be provided as described below:
 - a. 20' wide buffer with Type B screening along the eastern 600 feet of the northern boundary. The Type A component of the screening shall consist of an 8-foot-high wood fence. 20-foot-wide buffer with no screening within the western 125 feet of the of northern boundary shall be required. Existing vegetation within the western 125 feet of the northern boundary shall remain, unless otherwise requested for removal by Natural Resources staff.
6. No screening shall be required along the western or southern PD boundaries.
7. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right- in/right out access connection onto N. U.S. Highway 301.
8. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
9. Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary

building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

10. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
11. An evaluation of the property supports the presumption that listed animal species (Bald Eagle) may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. This statement should be identified as a condition of the rezoning.
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
13. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
15. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
16. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
19. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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 building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

PD Variations to buffering and screening:

1. North: 20-foot-wide buffer with Type B screening required. Within the eastern 600 feet, Applicant proposes to provide enhanced screening with the use of an 8-foot-high wood fence, in addition to the other screening requirements. Within the western 125 feet, Applicant proposes to retain existing vegetation to serve as screening.
2. West: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.
3. South: 20-foot-wide buffer with Type B screening required. Buffer will be provided; however, no screening is proposed.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/04/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/East Rural

PETITION NO: RZ 25-0270

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

CONDITIONS OF APPROVAL

1. Unless otherwise approved by FDOT, the subject site shall be permitted a singular right-in/right out access connection onto N. U.S. Highway 301.
2. The existing secondary right-in/right-out access connection onto N. U.S. Highway 301 located on the north-eastern corner of the subject parcel is to be removed and restored to typical section (sidewalk, sod, curb, etc.) subject to FDOT approval.
3. Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 8.32 acres from Agricultural Single Family AS-1 to Planned Development (PD). The proposed Planned Development is seeking approval for a 15,000sqft Specialty Trade Contractor's Office without Open Storage and a 2,034sqft Small Office for Professional and Business Services. The site is located in the south-

western quadrant of the intersection of Saint Francis Lane and N. U.S. Highway 301. 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), the developer submitted a transportation generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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
AS-1, Single Family Detached (ITE Code 210) 8 Units	76	5	8

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Contactor's Office without Open Storage (ITE Code 180) 15,000sqft	48	24	29
PD, Small Office (ITE 712) 2,034sqft	30	4	4
Total	78	28	33

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2	+23	+25

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N. U.S. Highway 301.

N. U.S. Highway 301 is a 2-lane, undivided, FDOT maintained, rural arterial roadway. The roadway is characterized by +/- 12ft travel lanes, +/- 5ft bike lanes on both sides of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project,

and within +/- 90 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan N. U.S. Highway 301 is designated for a future four lane enhancement.

SITE ACCESS

The subject site currently takes access onto N. U.S. Highway 301 via two right-in/right-out vehicular and pedestrian connections. The existing right-in/right-out access connection located on the north-eastern corner of the subject parcel is to be removed. The subject site is anticipated to take access onto N. U.S. Highway 301 via the existing right-in/right-out vehicular and pedestrian connection located on the eastern frontage of the subject parcel.

As N. U.S. Highway 301 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 N. U.S. Highway 301 from the subject parcel. A meeting was scheduled and took place on February 4th, 2025, 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 have been filed into Optix.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for N. U.S. Highway 301 is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N. U.S. Highway 301	McIntosh Rd.	Pasco County	B	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
N. U.S. Highway 301	FDOT 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 checked="" type="checkbox"/> Other (TBD)

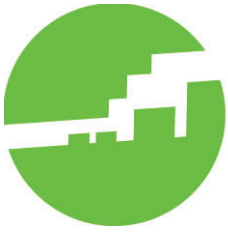
Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	76	5	8
Proposed	78	28	33
Difference (+/-)	+2	+23	+25

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

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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	



**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: June 16, 2025 Report Prepared: June 5, 2025	Case Number: PD 25-0270 Folio(s): 80039.5000, 80039.5010 General Location: Northwest of Fort King Highway and north of the intersection of Fort King Highway and McIntosh Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	None
Rezoning Request	Planned Development (PD) to allow a Contractor's Office and/or a Professional Services Office without open storage
Parcel Size	+/- 8.46 acres
Street Functional Classification	Avery Road – Local St Francis Lane – Local Fort King Highway – State Principal Arterial
Commercial Locational Criteria	Does not meet; waiver submitted
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	AS-1	Light Industrial + Light Commercial
North	Residential-1 + Agricultural Rural-1/5 + Natural Preservation	AS-1	Single-Family Residential + Vacant
South	Residential-1 + Agricultural Estate-1/2.5	AS-1 + AS-0.4	Single-Family Residential + Agricultural + Light Commercial
East	Agricultural Rural-1/5 + Agricultural Estate-1/2.5	AR + AS-0.4	Single-Family Residential + Agricultural + Multi-Family
West	Residential-1 + Natural Preservation	AS-1 + AR	Agricultural + Single-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ± 8.46-acre subject site is located northwest of Fort King Highway and north of the intersection of Fort King Highway and McIntosh Road. The site is in the Rural Area and is not located within the limits of a Community Plan. The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Planned Development (PD). Tract A will consist of approximately 7.46 of the total acres and will be used as a Contractor's Office without Open Storage. Tract B will consist of the remaining 1 acre of the site and will be used as a Professional Services or Contractor's Office without Open Storage.

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses, and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall 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 as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category is Residential-1, which would designate the site as a rural community at a 1 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. The proposal meets the intent of Objective 1.2 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 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, which allows for the consideration of agricultural, farms, ranches, residential, neighborhood serving commercial, offices and multi-purpose projects. As the language states above, neighborhood serving commercial and office uses may be considered in the RES-1 Future Land Use category, and therefore the proposal meets Objective 2.2 and the associated policies. The RES-1 category allows for the consideration of up to 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The site contains 4.36 acres of wetlands, out of the total 8.46 acres. As more than 25% of the site contains wetlands, the Environmentally Sensitive Land Density Calculation would apply. According to FLUS Policy 2.3.9, density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category. With the ± 8.46-acre site and 4.36 acres of the site consisting of wetlands, the maximum square feet that may be considered for this site would be 59,350 square feet ($4.36 \text{ ac} \times 1.25 = 5.45 \text{ ac} \times 43,560 = 237,402 \text{ sq ft} \times 0.25 \text{ FAR} = 59,350 \text{ sq ft}$). According to the most updated narrative and site plan uploaded into Optix on May 28, 2025, the proposal meets the permitted Floor Area Ratio for the site in the RES-1 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 6.2 of the Future Land Use Section, “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.” EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal aligns with the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. The subject site currently includes light industrial and light commercial uses and has operated as a Contractor’s Office since 1984. Surrounding the site are single-family residential uses located to the north, south, southwest, and southeast. There are natural buffers such as wetlands on the southwest portion of the site and Fort King Highway to the west that help mitigate impacts on adjacent residential properties. The northern property line includes a 20-foot buffer and an 8-foot solid wood fence, in lieu of the required 6-foot fence. Additionally, a condition of approval has been included to prohibit open storage on the site as well as the inclusion of the buffering and enhanced screening proposed, addressing the compatibility concerns with the adjacent residential area. As a result of these factors, the proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1. FLUS policy 3.1.2 calls for gradual transitions of intensities and densities between different land uses. This policy emphasizes the use of professional site planning, buffering and screening techniques and control of different land uses to ensure compatibility. With the inclusion of the required 20-foot buffer on the northern boundary, as well as the 8-foot-high solid wood fence as a condition of approval, this proposal meets the requirement for this policy as there is sufficient transition of use with the mitigation measures between the existing single-family residential and the proposed commercial use. The proposed mitigation measures as described in this paragraph, as depicted on the site

plan and the proposed Conditions of Approval are integral to Planning Commission staff's finding of consistent with the Comprehensive Plan.

The subject site does not meet the Commercial Locational Criteria (CLC) requirements. FLUS Policy 4.7.6 outlines the Commercial Locational Criteria in the Rural Area. This policy states that neighborhood serving commercial uses need to be within 660 of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. In this case, the closest qualifying intersection from the site is located at the intersection of Fort King Highway and McIntosh Road, and is located approximately 2,500 feet away. According to FLUS Policy 4.7.10, the Board of County Commissioners may grant a waiver to the intersection criteria. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the goals, objectives, and policies of the comprehensive plan. In this case, the applicant submitted a waiver for the CLC criteria that outlined the reasons for why the proposed use meets the intent of the Comprehensive Plan. The waiver states that the intended improvements as defined by the FDOT PD&E include a median closure with limited directional movements and full access openings at key intersections. One of the full intersection openings is proposed at St. Francis Lane which is directly adjacent to the site. Another justification for the waiver that the applicant stated was that the existing contractor's office is heavily buffered by wetlands to the surrounding properties, as well as the proposed buffering and screening mitigation measures on the northern boundary. Given that there are natural buffers on the east, south, and west property boundaries, as well as a Condition of Approval for the buffering and screening on the northern boundary, the requested CLC waiver can be supported. The Planning Commission Staff recommends that the waiver be granted, as the proposal meets the intent of Objective 4.7 and its associated policies on CLC in the Rural Area.

Overall, staff finds that the proposed Planned Development (PD) for a Contractor's Office without open storage and a Professional Services or Contractor's Office without Open Storage is compatible with the existing development pattern found within the surrounding area. The proposed PD would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.*

Policy 1.2.1: Within the Rural Area, 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 Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.

Future Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: 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.

Density and Intensity Bonuses

Policy 2.3.9: Environmentally Sensitive Land Density Calculation

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity

- Wetlands shall:
 - o Exclude land below the mean high water line
 - o Include conservation and preservation areas
 - o Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

Compatibility

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

Policy 3.1.3: 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

Development

Objective 4.1: 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 4.1.1: 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 4.1.2: 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. Relationship to Land Development Regulations.

4.1.6: 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 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.

Neighborhood/Community Development

Objective 4.4: 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 4.4.1: 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

– Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.

Commercial Locational Criteria

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall

not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.5: In the Rural Area, the amount and frequency of neighborhood-serving commercial uses will be limited by the criteria in Policy 4.7.6 in the following land use categories:

Rural Residential/Agriculture:

- Agricultural/Mining - 1/20 (AM-1/20)
- Agricultural - 1/10 (A-1/10)
- Agricultural/Rural - 1/5 (AR-1/5)
- Agricultural Estate - 1/2.5 (AE-1/2.5)
- Residential - 1 (RES-1)
- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Any other Future Land Use categories in the Rural Area where Commercial Locational Criteria applies

Policy 4.7.6: Within 660 feet of the intersection of two roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. Neighborhood-serving commercial uses may be considered up to the following square footage at each quadrant of the intersection. Major local roadways may not be considered to meet this criterion. 75% of the subject property must fall within the specified 660-foot distance from the intersection. All measurements should begin at the edge of the road right-of-way.

- 2 lane and 2 lane – up to 20,000 square feet
- 2 lane and 4 lane – up to 30,000 square feet
- 4 lane and 4 lane – up to 40,000 square feet

Policy 4.7.10: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. 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. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver.

Environmental Considerations

Objective 6.2: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.

