

Rezoning Application: PD 26-0437
Zoning Hearing Master Date: July 20, 2026
BOCC Land Use Meeting Date: September 22, 2026

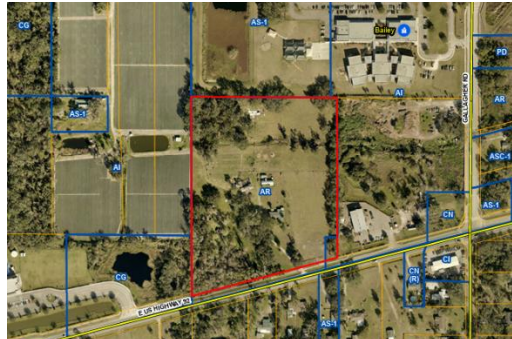


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ravi Patel
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Rural
Site Acreage: 13.79 MOL
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant seeks to rezone approximately 13.79 acres from AR and AI to PD to allow a storage facility for operable recreational vehicles, private pleasure craft, and utility trailers. The project includes covered, partially covered, uncovered, and enclosed storage areas with an accessory office building, and provides up to 90,103 square feet of building coverage, a 25-foot maximum height, and an FAR of 15%. Eighty-six enclosed storage stalls are planned along the east, west, and north boundaries. The site fronts U.S. Highway 92 is currently developed with a single-family residence, and contains roughly 2.5 acres of wetlands in the southwest portion.

	Existing		Proposed
District(s)	AR	AI	PD 26-0437
Typical General Use(s)	Single-Family Residential/Agricultural	Agricultural	Storage Facility for Operable Recreational Vehicles, Private Pleasure Craft, and Utility Trailers
Acreage	13.66 MOL	0.13 MOL	13.79 MOL
Density/Intensity	1 du/ 5 ga	N/A	0.15 F.A.R. Maximum (90,103.8 sf)
Mathematical Maximum*	2 units	N/A	0.25 FAR Maximum (15,0173 sf)

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	AI	PD 26-0437
Lot Size / Lot Width	217,800 sf / 150'	43,560 sf / 150'	n/a
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	North: 30 feet South: 30 Feet East: 30 Feet West: 30 Feet
Max Height	50'	50'	25'

Additional Information:

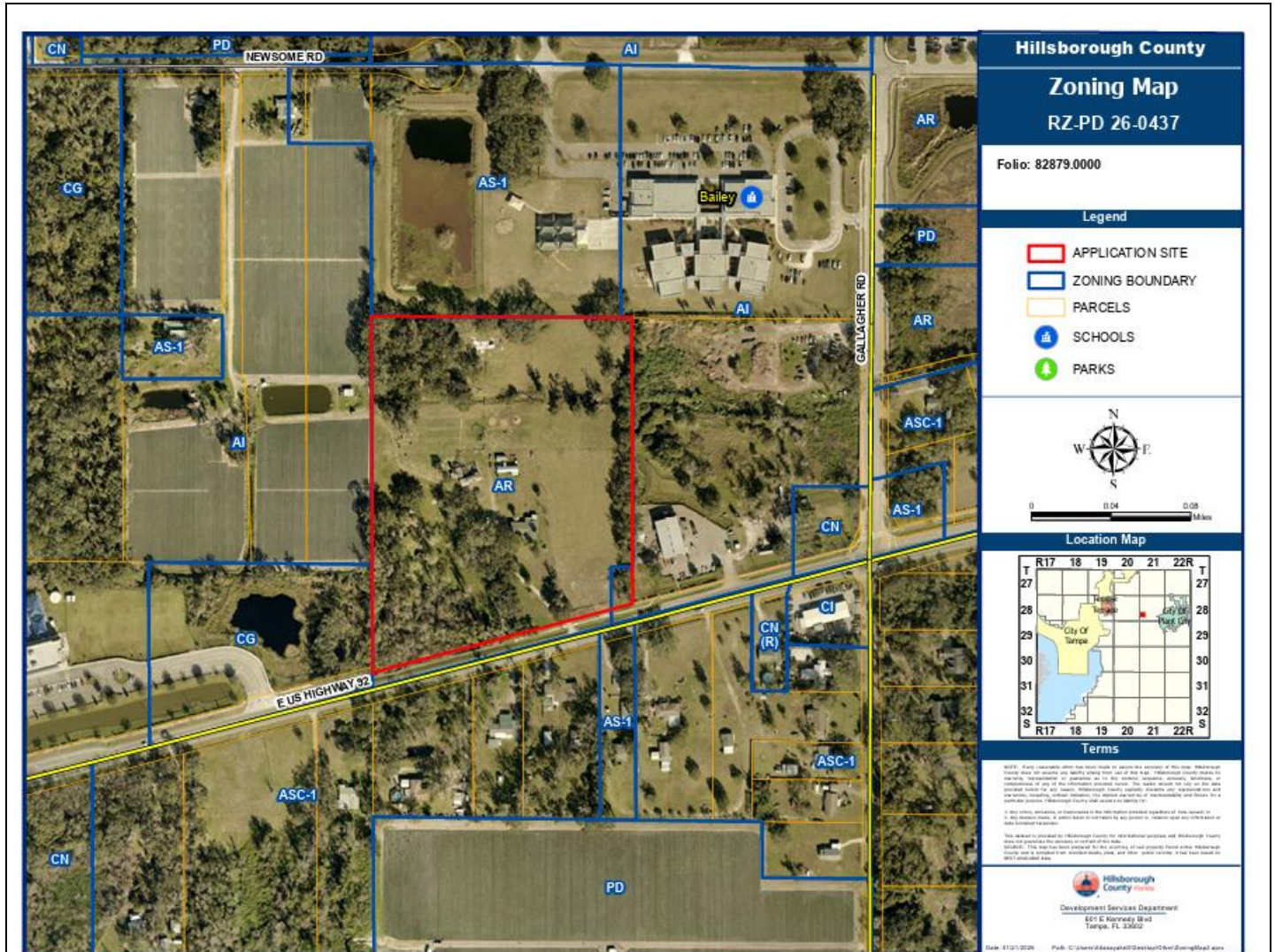
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

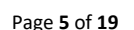
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, AI	1 du/ga	Single-Family Residential/Agricultural, Agricultural Industrial	Elementary School
South	AS-1, ASC-1	1 du/ga, 1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential
East	AI	N/A	Agricultural	Agriculture
West	AS-1, CG	1 du/ga, 0.27 F.A.R.	Single-Family Residential/Agricultural, General Commercial	Agricultural, School

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



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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
E U.S. Hwy. 92	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	188	33	48
Difference (+/-)	+170	+32	+46

*Trips reported are based on gross 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		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC
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.
	Choose an item.	Choose an item.
Notes:		

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Airport Incompatible Use Area ☐ Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Conditions of Approval
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☒ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed recreational vehicle, boat, and utility trailer storage facility incorporates development standards intended to address compatibility with adjacent properties. A 30-foot setback area is provided along all boundaries, and development is limited to approximately 7.73 acres of upland area. The onsite wetland and associated buffer, totaling roughly 2.5 acres, remain undisturbed and form an internal separation area along the southern and western portions of the site.

An 8-foot opaque PVC or wood fence is proposed along property boundaries outside the wetland and wetland buffer areas. A variation is requested to use this fence in place of the 6-foot concrete wall otherwise required. A 30-foot Type C buffer is also included around the perimeter, with existing natural vegetation serving as screening within the wetland buffer where fencing is not permitted.

The administrative office, limited to 2,500 square feet, is located within the interior of the site. The project includes a maximum building height of 25 feet, maximum building coverage of 90,103 square feet, and a 0.15 FAR. Storage areas are contained within the designated development envelope, maintaining physical separation from environmentally sensitive areas.

The site layout, combined with the preserved wetland area and perimeter buffering, establishes defined spatial transitions between the proposed use and surrounding properties. Based on these features, the Planned Development includes measures that address compatibility considerations relative to adjacent land uses.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD Site Plan Certification, the developer shall revise the site plan to:

1. To include the minimum required setbacks from the west and south of 30 feet.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 30, 2026.

1. Development on the site shall be limited to an enclosed and/or un-enclosed storage facility for operable recreational vehicles, private pleasure crafts, and utility trailers and accessory office. The maximum area permitted for un-enclosed storage is 336,900 square feet. Any use of this area for enclosed storage (warehouse) shall be limited to 90,103 square feet. Any use of this area for an accessory office shall be limited to 2,500 square feet. The maximum square footage for enclosed buildings within the project shall be 92,603 square feet.

Permitted uses include covered, partially covered, uncovered, and enclosed parking and storage areas, along with an accessory office building used in conjunction with the storage facility, as generally depicted on the approved site plan. Enclosed storage areas shall be located within the designated building envelope, and the accessory office building shall not exceed 2,500 square feet. Existing residential structures may remain as a permitted interim use until redevelopment occurs.

2. Development Standards

Setbacks:

Front (East): 30'

Front (South): 30'

Side (North): 30'

Side (West): 30'

Maximum Building Height: 25'

Maximum Building Coverage: 92,603 sq. ft.

Maximum Impervious Area: 75%

Buffers & Screening:

Project Perimeter (outside wetland and wetland buffer areas):

A 30-foot-wide buffer with Type C screening shall be provided where shown on the approved general site plan. In lieu of the required 6-foot-tall concrete wall, an 8-foot-tall, 100% opaque PVC or wood fence shall be permitted. Existing natural vegetation within these buffer areas may be used to satisfy Type C screening requirements when meeting Land Development Code Section 6.06.06.C for height, spacing, and opacity, per Natural Resources review and approval.

Wetland and Wetland Buffer Area:

Existing natural vegetation may serve as screening within the wetland conservation area, wetland setback, and ditch, subject to Natural Resources review and approval. Fencing is not permitted within these areas.

3. The subject site shall be served by and limited to one (1) full vehicular access connection onto E. U.S. Hwy 92, unless otherwise permitted by the Florida Department of Transportation (FDOT). Additionally, the developer shall construct one (1) vehicular and pedestrian cross-access connection along the project's eastern boundary (with Folio No. 82880.0000). Such cross access shall occur within the bounding box shown on the PD site plan as "Cross Access Envelope". Final location of such cross access shall be subject to review and approval of Hillsborough County and FDOT.
4. The developer shall provide a full vehicular and pedestrian cross-access stub-out along the subject site's eastern frontage to connect with the adjacent parcel under Folio No. 82880.0000.
5. Concurrent with the initial increment of development, the existing access connection in the form of a dirt drive onto E. U.S. Hwy 92 shall be removed and restored to typical section (sidewalk, sod, curb, etc.), unless otherwise permitted by FDOT.
6. All construction ingress and egress shall be limited to the E. U.S. Hwy 92 project access, unless otherwise permitted by FDOT. The developer shall include a note in each site/construction plan submittal which indicates same.
7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
8. 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.
9. 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.
10. 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).
11. 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.

12. The existing vegetation is approved to serve as screening material within the area of the wetland, granted this vegetation meets the screening requirements outlined in the Land Development Code 6.06.06, providing an overall opacity of 75%. If existing vegetation does not meet these requirements, additional vegetation must be planted until they are met.
13. 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.
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. 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.
17. 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

7.1 Variation Request: LDC Section 6.06.06 – Buffering and Screening Requirements (Screening Type and Fence Material/Height)

A variation to Section 6.06.06 is requested to allow an 8-foot-tall, 100% opaque PVC or wood fence in lieu of the 6-foot-tall concrete wall typically required for screening. The applicant also requests that existing natural vegetation within the on-site wetland and wetland buffer area be permitted to serve as screening in locations where placement of fencing or walls is not appropriate due to environmental constraints.

The applicant seeks relief from the standard wall requirement to accommodate site conditions while still providing effective visual screening between the storage areas and nearby properties. The increased fence height and full opacity are intended to maintain separation and reduce views into the storage area, while use of natural vegetation, if approved, within the wetland area avoids disturbance to environmentally sensitive resources. The applicant indicates that these proposed measures continue to meet the intent of the buffering and screening standards.

Staff notes that the combination of an 8-foot opaque fence along the project boundaries and the existing mature wetland vegetation provides additional visual separation that compensates for the absence of a concrete wall. The natural vegetation enhances the functional screening along the wetland edge and maintains environmental protections consistent with the Land Development Code. Should any natural vegetation require removal or not meet LDC standards, Code required plantings will be required in addition to the 8-foot tall fence.

Staff supports the requested variation. Although a 6-foot concrete wall is the typical standard, the proposed configuration—utilizing an 8-foot-tall opaque fence where feasible and relying on natural vegetation within the wetland area—continues to satisfy the intent of the buffering regulations by maintaining adequate screening and avoiding impacts to protected environmental features. As the variation does not create adverse effects on adjacent properties and aligns with the purpose of the code, staff recommends approval.

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7.2 ADDITIONAL INFORMATION

Property Violation History

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.1 Proposed Site Plan (Full)

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

TO: Zoning Technician, Development Services Department

DATE: 07/XX/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 26-0437

- ☐ 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.

CONDITIONS OF APPROVAL

1. The subject site shall be served by and limited to one (1) full vehicular access connection onto E. U.S. Hwy 92, unless otherwise permitted by the Florida Department of Transportation (FDOT). Additionally, the developer shall construct one (1) vehicular and pedestrian cross-access connection along the project's eastern boundary (with Folio No. 82880.0000). Such cross access shall occur within the bounding box shown on the PD site plan as "Cross Access Envelope". Final location of such cross access shall be subject to review and approval of Hillsborough County and FDOT.
2. The developer shall provide a full vehicular and pedestrian cross-access stub-out along the subject site's eastern frontage to connect with the adjacent parcel under Folio No. 82880.0000.
3. Concurrent with the initial increment of development, the existing access connection in the form of a dirt drive onto E. U.S. Hwy 92 shall be removed and restored to typical section (sidewalk, sod, curb, etc.), unless otherwise permitted by FDOT.
4. All construction ingress and egress shall be limited to the E. U.S. Hwy 92 project access, unless otherwise permitted by FDOT. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 13.79 acres from Agricultural Rural (AR) to Planned Development (PD). The existing Planned Development (PD) is approval for 336,990 sq. ft. of open storage of operable recreational vehicles, operable private pleasure crafts and operable utility crafts, 2,500 sq. ft. of office (accessory to the storage use), and 90,103 sq. ft. of warehouse. The site is located +/- 625ft west of the intersection of Gallagher Rd. and E. U.S. Hwy 92. The Future Land Use designation of the site is Suburban Mixed-Use – 6 (SMU-6).

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 have 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, 12th Edition.

Staff notes that the calculations shown below are consistent with the County's methodology for calculating trip generation for open storage uses. Specifically, the acreage of the open storage use has been converted into an equivalent square-footage by taking the acreage of the open storage use and applying the maximum FAR to the underlying future land use (in this case 0.25 FAR allowed pursuant to the SMU-6 designation). This square-footage is then analyzed as mini-warehouse (LUC 151).

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Storage of operable Recreational Vehicles, operable private pleasure crafts and operable utility trailers (ITE 151) 84,225 sq. ft.	109	7	12

PD, Small Office (ITE 712) 2,500 sq. ft.	36	4	6
PD, Warehouse (ITE 150) 90,103 sq. ft.	43	22	30
Total	188	33	48

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+170	+32	+46

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E U.S. Hwy 92, a 2-lane, divided, rural arterial roadway, currently owned and maintained under the permitting authority of the FDOT. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition. There are 4-foot-wide paved shoulders along the north side of the roadway and +/- 8-foot-wide paved shoulders along the south side of the roadway, and +/- 5-foot-wide sidewalks along the north side of the roadway within the vicinity of the project. The roadway lies within an +/- 80-foot-wide right-of-way.

Pursuant to the Hillsborough County Corridor Preservation Plan, this section of E U.S. Hwy. 92 has been designated as a future four-lane enhanced roadway. In accordance with FDOT PD&E study WPI Segment No.: 435749-1, a total right-of-way width of 160ft will be required in order to accommodate this expansion. As confirmed by the FDOT PD&E study and FDOT staff, the additional right-of-way required for the improvement will be taken from the parcels south of the roadway and therefore no additional right-of-way is required to be preserved for this project.

SITE ACCESS

The subject site currently takes access onto E. U.S. Hwy. 92 via single full access connection in the form of a dirt drive. With this application, this access is proposed to be removed and shifted west to align with the adjacent driveway to the south as shown on the PD site plan.

In addition to the project's main access, a full cross-access stub-out will be facilitated with the adjacent parcel to the east.

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ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

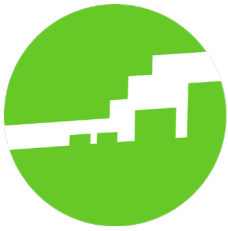
Level of Service (LOS) information for E U.S. Hwy. 92 is reported below

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
E. U.S. Hwy 92	McIntosh Rd.	Hidden Hill Top Rd.	D	D

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

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**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: July 20, 2026 Report Prepared: July 9, 2026	Case Number: PD 26-0437 Folio(s): 82879.0000 General Location: North of East Highway 92, south of Newsome Road, west of North Gallagher Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25, 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Planned Development (PD) for a storage facility of operable RV's, utility trailers and boats
Parcel Size	+/- 13.79 acres
Street Functional Classification	Newsome Road – Local North Gallagher Road – County Collector East Highway 92 – State Principle Arterial
Commercial Locational Criteria	Does Not Meet – Waiver Submitted

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	AR	Agricultural
North	Public/Quasi Public	AS-1	Educational
South	Suburban Mixed Use-6 + Residential-1	ASC-1 + PD + AS-1	Single-Family Residential
East	Suburban Mixed Use-6 + Public/Quasi Public	AI + CN	Agricultural
West	Suburban Mixed Use-6	CG + AI	Agricultural + Educational

Staff Analysis of Goals, Objectives and Policies:

The ±13.79-acre subject site is generally located north of US Highway 92, west of North Gallagher Road and South of Newsome Road and currently has an existing land use of agricultural. The property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map and is located within the Rural Area, and not located within the limits of a community plan. The applicant is requesting a Planned Development (PD) to permit the development of operable recreational vehicle, utility trailer, and private pleasure craft storage facility consisting of covered, partially covered, and uncovered storage areas, along with an accessory office building associated with the operation.

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 development, and undeveloped natural areas. FLUS Objective 3.1 further states that new development should recognize the existing community and be designed in a manner that is compatible with the established character of the surrounding area. Specifically, FLUS Policy 3.1.2 encourages gradual transitions in intensity between differing land uses through professional site planning, buffering, screening, and control of specific land uses. In rural areas, perimeter walls are discouraged, while buffering through berms and landscaping is strongly encouraged. In this case, the proposed development consists of a recreational vehicle, utility trailer, and private pleasure craft storage facility with covered, partially covered, and uncovered storage areas, along with an accessory office building. The subject property is currently developed with a single-family residence. Surrounding uses include residential development to the south, agricultural land to the west and east, and public/quasi public uses, including Bailey Elementary School and Strawberry Crest High School, to the north and Independence Academy further west. Additionally, the property fronts US Highway 92, a state principle arterial roadway that supports a mix of commercial, heavy commercial, and educational uses.

The proposed development has been designed to provide appropriate separation and buffering from adjacent uses. As proposed, the site will be enclosed with an eight-foot-high, 100 percent opaque PVC or wood fence, except within wetland conservation areas, wetland setbacks, and drainage features. Approximately 2.5 acres of wetlands located in the southwestern portion of the property will remain undeveloped and function as a natural buffer between the proposed storage use and adjacent properties. The combination of environmental preservation areas, perimeter setbacks, and opaque screening will help minimize visual impacts and maintain compatibility with nearby residential and agricultural uses. Furthermore, the proposed use is low intensity in nature and does not generate the scale of activity typically associated with more intensive commercial or industrial development.

FLUS Policy 3.1.3 states that development shall be compatible with existing and planned surrounding development. Compatibility is defined as the characteristics of different uses, activities, or design elements that allow them to be located near one another in harmony. Factors affecting compatibility include height, scale, massing, access, traffic circulation, parking, landscaping, lighting, and noise. Compatibility does not mean “the same as,” but rather refers to the sensitivity of development proposals in maintaining the character of existing development. In this instance, the proposed storage facility is compatible with the surrounding development pattern due to its location along a major arterial roadway, the presence of similar commercial uses such as Absolute Auto Repair shop and Landscape Maintenance Professionals, INC (LMP) within the surrounding corridor, and the incorporation of buffering, screening, and environmental preservation features into the site design. The applicant has also committed to move the storm water pond to the northern boundary of the site to enhance the buffer adjacent to the school. Therefore, the proposed development is consistent with the intent of FLUS Objectives 1.2 and 3.1 and FLUS Policies 3.1.2 and 3.1.3.

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 Suburban Mixed-Use-6 (SMU-6) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria. The applicant is proposing a maximum building envelope of 90, 103 square feet. With a total of 11.21 acres of uplands, the site can be considered for up to 122,076 square feet of non-residential uses ($11.21 \times 43,560 = 488,307$ square feet $\times 0.25$ FAR = 122,076 square feet). The proposed building square footage is well below the maximum threshold that can be considered on the subject site. Accordingly, the proposed PD is consistent with development expected in the SMU-6 Future Land Use category.

Per FLUS Objective 4.7 and the associated policies, the proposed development does not meet the Commercial Locational Criteria (CLC) applicable within the Rural Area. The closest qualifying intersection is located at North Gallagher Road and East Highway 92. FLUS Policy 4.7.6 requires that commercial sites within the Rural Area be located within 660 feet of a qualifying intersection, with at least 75 percent of the subject property located within that required distance. In this case, approximately 75 percent of the subject site is located approximately 1,100 feet from the qualifying intersection and therefore does not satisfy the locational criteria established by the Comprehensive Plan. However, FLUS Policy 4.7.10 provides that the Board of County Commissioners may grant a waiver to the intersection criteria outlined in Policies 4.7.2 and 4.7.6 based upon compatibility of the proposed use with the surrounding area and upon recommendations by Planning Commission staff. The applicant has submitted a Commercial Locational Criteria waiver request in support of the proposal. The waiver request outlines the unique characteristics of the site, including its location along the US Highway 92 corridor and proximity to existing

commercial and storage-related uses near MacIntosh Road. Additionally, the applicant states that the proposed recreational vehicle, boat, and utility trailer storage facility represents a low intensity use that is compatible with the surrounding development pattern and supportive of the existing and anticipated residential population in the area. Based upon the information provided and the compatibility of the proposed use with the surrounding area, Planning Commission staff supports approval of the Commercial Locational Criteria waiver request.

The Comprehensive Plan requires that all development comply with the applicable provisions of the Hillsborough County Land Development Code and all adopted development regulations pursuant to FLUS Objective 4.1 and FLUS Policies 4.1.1 and 4.1.2. Any future development of the site will be subject to compliance with transportation, environmental, stormwater, and site development requirements during the permitting process.

Based upon the foregoing analysis, staff finds that the proposed Planned Development rezoning is consistent with the intent and permitted development pattern of the Suburban Mixed Use-6 (SMU-6) 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 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 Hillsborough County Development Services Department.

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

FUTURE LAND USE SECTION

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Objective 2.2: The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

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.

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

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: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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

Neighborhood/Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and

- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

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: Criteria in the Rural Area

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.

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.

The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-PD 26-0437

Rezoning
STATUS

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

- AGRICULTURAL/MINING-1/20 (.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 (9) (.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/QUASH-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 intended to provide a visual representation of the proposed rezoning and is not intended to be used as a legal document. It is intended that the City-County Planning Commission. ACCURACY: It is intended that the City-County Planning Commission. Hillsborough County City-County Planning Commission. This map is for planning purposes only. For the most current data and information, use an approved data source.

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