

Rezoning Application: RZ STD 24-1203**Zoning Hearing Master Date:** 12/16/2024**BOCC Land Use Meeting Date:** 02/11/2025**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: Residential-4
Service Area: Urban
Site Acreage: 0.70 acres +/-
Community Plan Area: Brandon
Overlay: None
Special District: None
Request: Rezone from RSC-2 to CN-R

**Introduction Summary:**

The applicant is requesting to rezone property from RSC-2 (Residential, Single Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant is proposing to prohibit certain uses permitted in the CN district: drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. Access to Bloomingdale Ave. shall also be prohibited.

Zoning:	Existing	Proposed
District(s)	RSC-2	CN-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Neighborhood Commercial, Office and Personal Services
Acreage	0.70 +/-	0.70 +/-
Density/Intensity	2 dwelling units per acre	0.20 FAR
Mathematical Maximum*	1 dwelling unit	6,098.42 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-2	CN-R
Lot Size / Lot Width	21,780 sq ft / 100'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front (South and East) 10' Sides (North and West)	30' Front (South and East) 10'-20' Type A or Type B Buffer, depending on use (North) 0'-10' Type B or No Buffer, depending on use (West)
Height	35'	35'

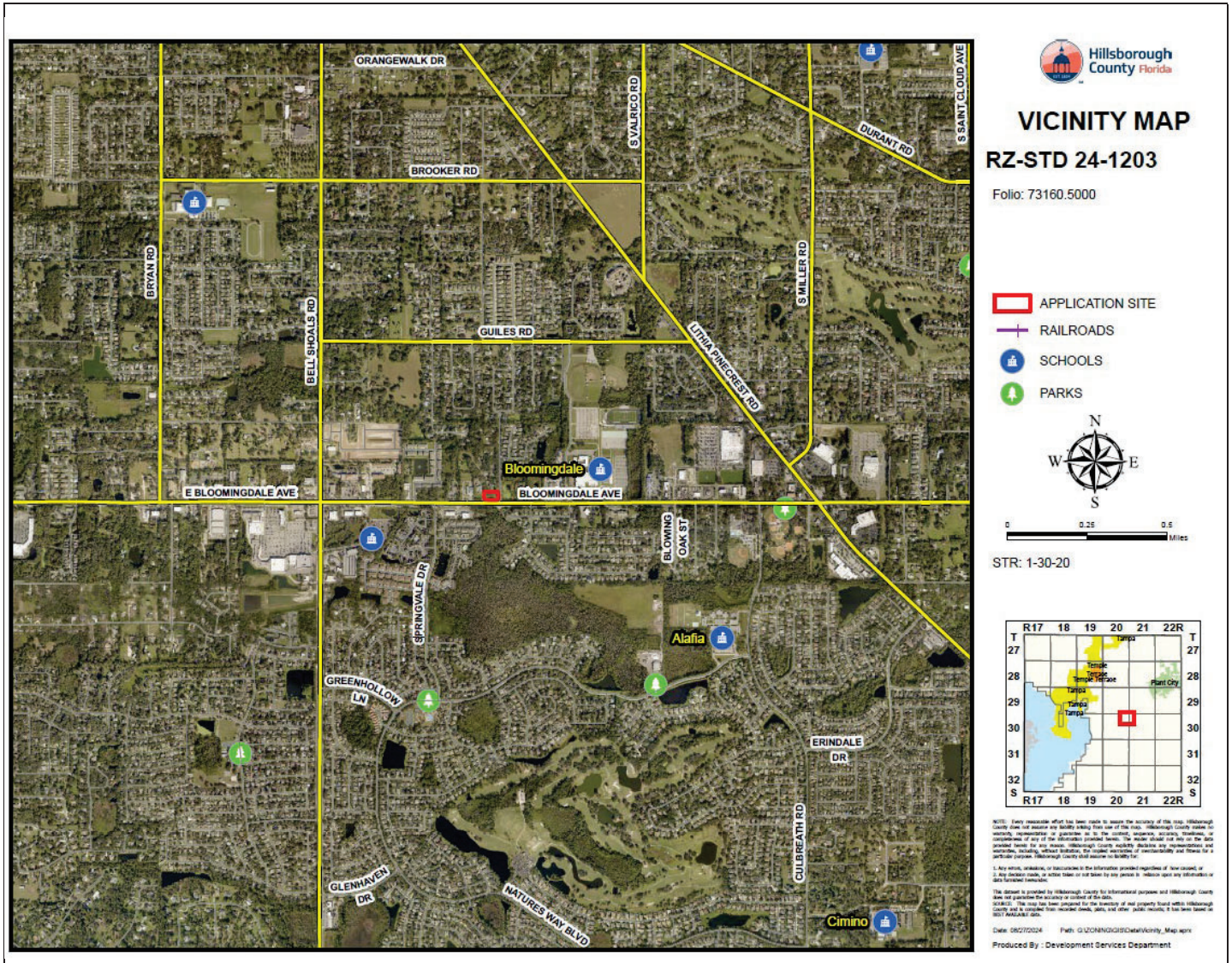
Additional Information:

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

Planning Commission Recommendation:
Inconsistent**Development Services Recommendation**
Not Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

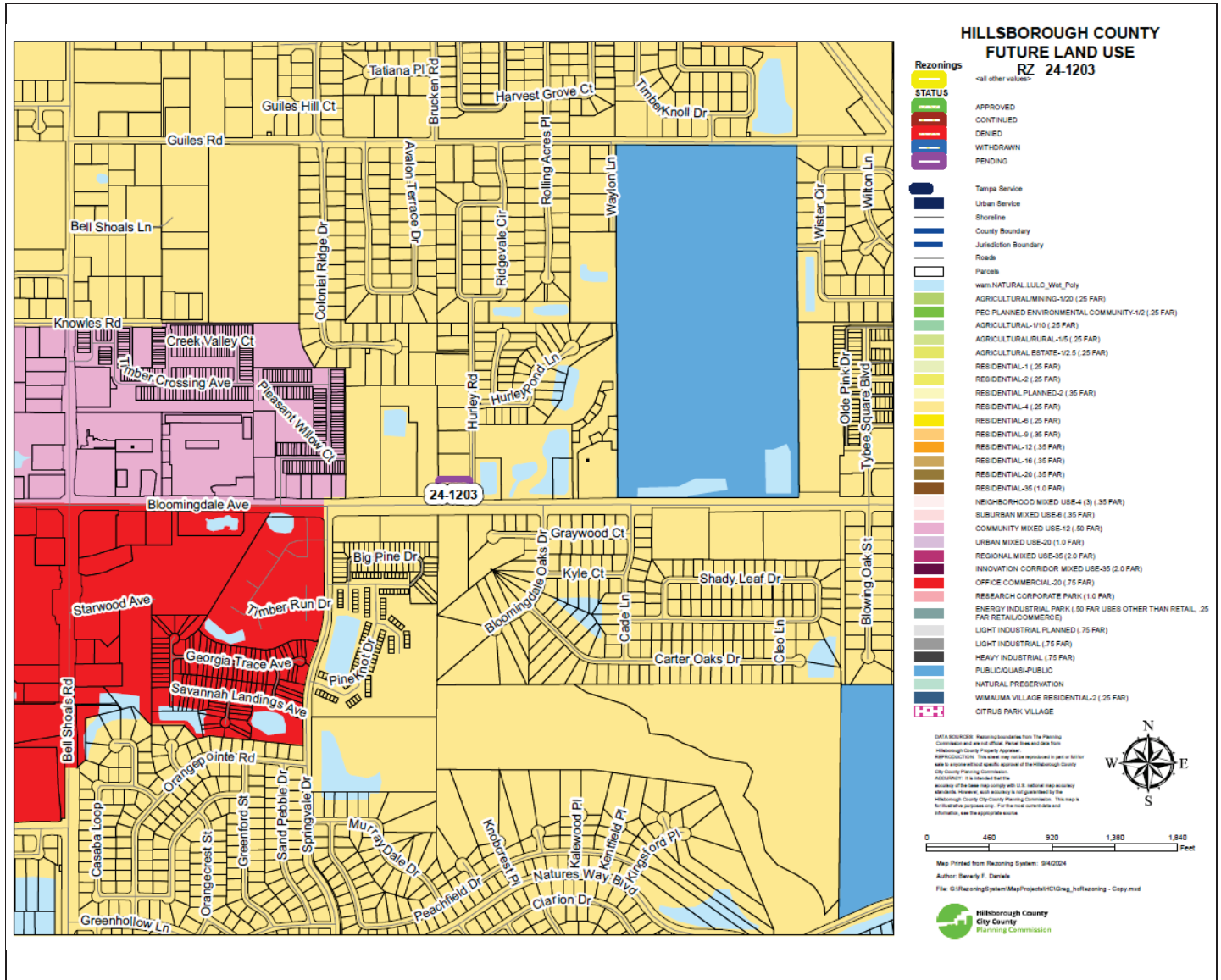


Context of Surrounding Area:

The subject property is located in Brandon along Bloomingdale Ave. The surrounding area consists of mixed uses, including single-family residential and multi-family residential. Along Bloomingdale Ave. are neighborhood commercial uses, institutional uses, schools, and child care centers.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:

Residential-4 (R-4)

Maximum Density/F.A.R.:

4 DU / GA or 0.25 FAR

Typical Uses:

Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hurley Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
Bloomington Ave	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	10	1	1
Proposed	2,748	264	172
Difference (+/-)	+2,738	+263	+171

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands present. See agency comments.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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	Connection to County water and wastewater required.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.70-acre property is currently classified as vacant. The abutting property to the north is occupied by a single-family residence zoned ASC-1. Abutting to the west is a church zoned ASC-1. The site is located along Bloomingdale Ave., a 4-lane divided roadway. Across Bloomingdale Ave. to the south is a single-family residential development zoned RSC-6 and County owned vacant lands. Across Hurley Rd. to the east is a County owned retention and wetland area zoned ASC-1. The nearby vicinity along Bloomingdale Ave. consists of child care centers, light commercial uses, public institutional uses, Bloomingdale Senior High School, and multi-family residential uses. Along Hurley Rd. are single-family residential homes zoned RSC-2 and RSC-3.

To address compatibility concerns, the applicant has offered to prohibit the following uses: all drive through facilities, convenience stores with or without gas pumps, car wash facilities, and neighborhood motor vehicle repair. The proposed restriction prohibits some of the high traffic potential uses permitted in the CN district, such as fast food with drive throughs, which could negatively impact the area with traffic congestion. To the direct east and south are vacant retention areas, which would buffer the proposed commercial district.

However, the proposed CN-R zoning district allows retail uses, which is not consistent with uses in the surrounding area. The immediate area is occupied by zoning districts which allow office/professional service, residential support uses (day care, churches, etc.), residential, and agricultural uses. The PD tract across Bloomingdale Ave. just southwest of the subject site only permits banks, offices, professional services, and child care uses. The closest zoning district permitting similar retail uses to CN-R is approximately over 2,000 feet to the west. Also, the potential CN-R uses may be too intense to be compatible with the abutting single-family residence to the north. A zoning district such as BPO would allow a better transition from the residential properties along Hurley Rd. to the non-residential development along Bloomingdale Ave.

Based on the above considerations, staff finds the CN-R zoning district incompatible with the uses, zoning districts, and development pattern of the surrounding area.

5.2 Recommendation

Staff finds the request **not supportable**.

6.0 PROPOSED CONDITIONS

The applicant has proposed the following restrictions:

1. No access to Bloomingdale Ave. shall be permitted.
2. The following uses shall be prohibited: drive through facilities, convenience stores with or without gas pumps, neighborhood motor vehicle repair, and car wash facilities.

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

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/02/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Central/Brandon

PETITION NO: RZ 24-1203

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- .70 acre from Residential Single Family Conventional (RSC-2) to Commercial Neighborhood - Restricted (CN-R). The restriction proposed by the applicant states that the following uses will be prohibited; All drive-thru uses, convenience stores with or without gas stations, motor vehicle repair, and car washes. Additionally, the application proposes to prohibit access to Bloomingdale Ave. The site is located on the northwest quadrant of the intersection of Hurley Road and Bloomingdale Ave. The Future Land Use designation of the site is Residential 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN-R, Fast Food Without Drive Thru (ITE Code 933) 6,098sqft	2,748	264	172

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,738	+263	+171

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hurley Road and Bloomingdale Ave.

Hurley Road is a 2-lane, undivided, county maintained, substandard, rural local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, a +/- 5 ft sidewalk on the eastern side of the right-of-way, no bicycle facilities or sidewalks present in the vicinity of the proposed project, and within +/- 50 ft of the right-of-way.

Bloomingdale Ave is a 4-lane, divided, county maintained, standard, urban arterial roadway. The roadway is characterized by +/- 11 ft travel lanes, +/- 4 ft bike lanes on both sides of the right-of-way, +/- 5 ft sidewalks on both sides of the right-of-way, and within +/- 135 ft of the right-of-way.

SITE ACCESS

As previously stated in this report, the applicant has proposed to prohibit access to Bloomingdale Ave. It is anticipated that the site will have access to Hurley Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of

our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

The applicant is proposing the previously referenced restriction that would prohibit access to Bloomingdale Ave in order to avoid inserting the singular access that would be permitted, in accordance with section 6.04.03.I of the Land Development Code, on an arterial road in favor of placing the access on a lower classified local road (i.e. Hurley Ave.), in accordance with the intent of section 6.04.03.C of the Land Development Code, no less than +/- 125FT from the nearest intersection in accordance with section 6.04.08 of the Land Development Code. As such, transportation staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

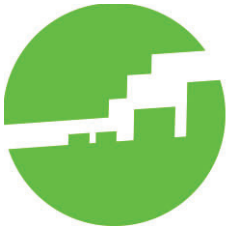
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hurley Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Bloomingdale Ave	Bell Shoals Road	Lithia Pinecrest Road	D	C

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 16, 2024 Report Prepared: December 5, 2024	Case Number: RZ 24-1203 Folio(s): 73160.5000 General Location: North of Bloomingdale Avenue and west of Hurley Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Rezoning from Residential Single Family Conventional-2 (RSC-2) to Commercial Neighborhood Restricted (CN-R)
Parcel Size	+/- 0.70 acres
Street Functional Classification	Bloomingdale Avenue – County Arterial Bell Shoals Road – County Collector Hurley Road – Local
Commercial Locational Criteria	Does not meet; Waiver request submitted
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-2	Vacant
North	Residential-4	ASC-1 + RSC-2	Single-Family Residential
South	Residential-4	PD + RSC-6	Single-Family Residential + Public Institutional + Light Commercial
East	Residential-4 + Public/Quasi Public	ASC-1 + PD	Public Institutional + Educational
West	Residential-4 + Commercial Mixed Use-12 + Office Commercial-20	ASC-1 + PD + RSC-3	Public Institutional + Educational

Staff Analysis of Goals, Objectives and Policies:

The approximately 0.70± acre subject site is located north of Bloomingdale Avenue and west of Hurley Road. The site is in the Urban Service Area and within the limits of the Brandon Community Plan. The applicant is requesting to rezone the subject site from Residential Single Family Conventional-2 (RSC-2) to Commercial Neighborhood-Restricted (CN-R). The applicant is requesting CN-R zoning that restricts drive-through facilities, convenience stores with or without gas pumps, motor vehicle repair, and car wash facilities. Additionally, the applicant is proposing no access from Bloomingdale Avenue.

The subject site sits within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Though the proposed request is proposing growth within the Urban Service Area, the request is not consistent with Comprehensive Plan policy direction related to compatibility.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of a 0.25 Floor Area Ratio (FAR). The approximately 0.70-acre site could be considered for up to 7,623 square feet of nonresidential development. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-

purpose projects. Non-residential uses are required to meet established locational criteria for specific land uses. The site does not meet established locational criteria for neighborhood commercial uses.

The subject site is currently zoned RSC-2. The applicant is proposing to rezone the subject site to CN-R to allow for commercial use(s) on site. The property is currently vacant. The applicant is requesting CN-R zoning that restricts drive-through facilities, convenience stores with or without gas pumps, motor vehicle repair, and car wash facilities. Additionally, the applicant is proposing no access from Bloomingdale Avenue. Although restrictions are proposed, there are compatibility concerns with the remaining range of commercial uses that could be permitted due to the existing single family homes immediately to the north of the subject site.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). County Transportation staff submitted comments into Optix on December 2, 2024 stating that they do not object to the request.

The proposed rezoning does not meet FLUE Objective 16 and Policies 16.1, 16.2, and 16.3 that relate to neighborhood protection. There is a single-family home directly to the north of the property with more single-family homes further north. There are also single-family homes across the street from the subject site. Public institutional uses currently exist to the east, west and south of the subject site, with single-family to the north and southeast. Light Commercial exists to the southwest across from Bloomingdale Avenue. FLUE Policy 16.5 which states that developments of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods. The applicant proposes to restrict access from Bloomingdale Avenue (an arterial roadway) which would result in access from Hurley Road, a local road. This is in direct conflict with FLUE Policy 16.5. A rezoning to CN-R would introduce a development pattern that is too intense for the surrounding area and is inconsistent with policy direction relating to compatibility.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-4 FLUE category must be within 900 feet of a qualifying intersection. The closest qualifying intersection to the subject site is Bell Shoals Road, a two-lane roadway, and Bloomingdale Avenue, a four-lane roadway. The distance from the subject site and the qualifying intersection is roughly 2,800 feet and therefore, the site does not meet Commercial Locational Criteria. FLUE Objective 22 seeks to scale new commercial development consistent with the character of the area. The applicant has submitted a request to waive the CLC criteria, per FLUE Policy 22.8. PC staff have been unable to identify any unique circumstances that would warrant commercial uses being located at this site, and therefore recommend that the waiver request is not granted.

The subject site is within the limits of the Brandon Community Plan, specifically within the Brandon Suburban Character District on the Character Districts Map. Goal 6 of the Brandon Community Plan describes the Suburban Character District as primarily residential with predominantly single-family homes. The zoning request to CN-R does not align with the Suburban Character District's vision.

Overall, the proposed rezoning is inconsistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan and is not compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 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.

Policy 1.4: 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.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Commercial-Locational Criteria

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

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

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map.*

- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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

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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid “strip development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

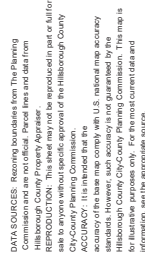
Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward-thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

Suburban - *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*

RZ 24-1203

Rezonings
STATUS

NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (1.50 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
FOR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMPAVA VILLAGE RESIDENTIAL 2 (.25 FAR)
CITRUS PARK VILLAGE



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