

Rezoning Application: RZ-STD 24-0195**Zoning Hearing Master Date:** February 20, 2024**BOCC Land Use Meeting Date:** April 09, 2024**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant:	Todd Pressman	
FLU Category:	R-9	
Service Area:	Urban	
Site Acreage:	1.66 +/-	
Community Plan Area:	Seffner Mango	
Overlay:	None	

Introduction Summary:

The applicant requests to rezone the property from RSC-4 to RMC-9.

Zoning:	Existing	Proposed
District(s)	RSC-4	RMC-9
Typical General Use(s)	Residential, Single-Family Conventional	Multi-family
Acreage	1.66 +/-	1.66 +/-
Density/Intensity	4 DU per GA/ FAR: NA	9 DU per GA/ FAR: NA
Mathematical Maximum*	6 units / FAR: NA	14 units / FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC - 4	RMC - 9
Lot Size / Lot Width	10,000 Sq. Ft./ 75'	4,840 Sq. Ft./ 70'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> Front & Rear: 25' Side: 7.5' Buffering & Screening: None 	<ul style="list-style-type: none"> Front: 25' Rear: 20' Side: 10' Buffering & Screening : 5' / A
Height	35'	35'

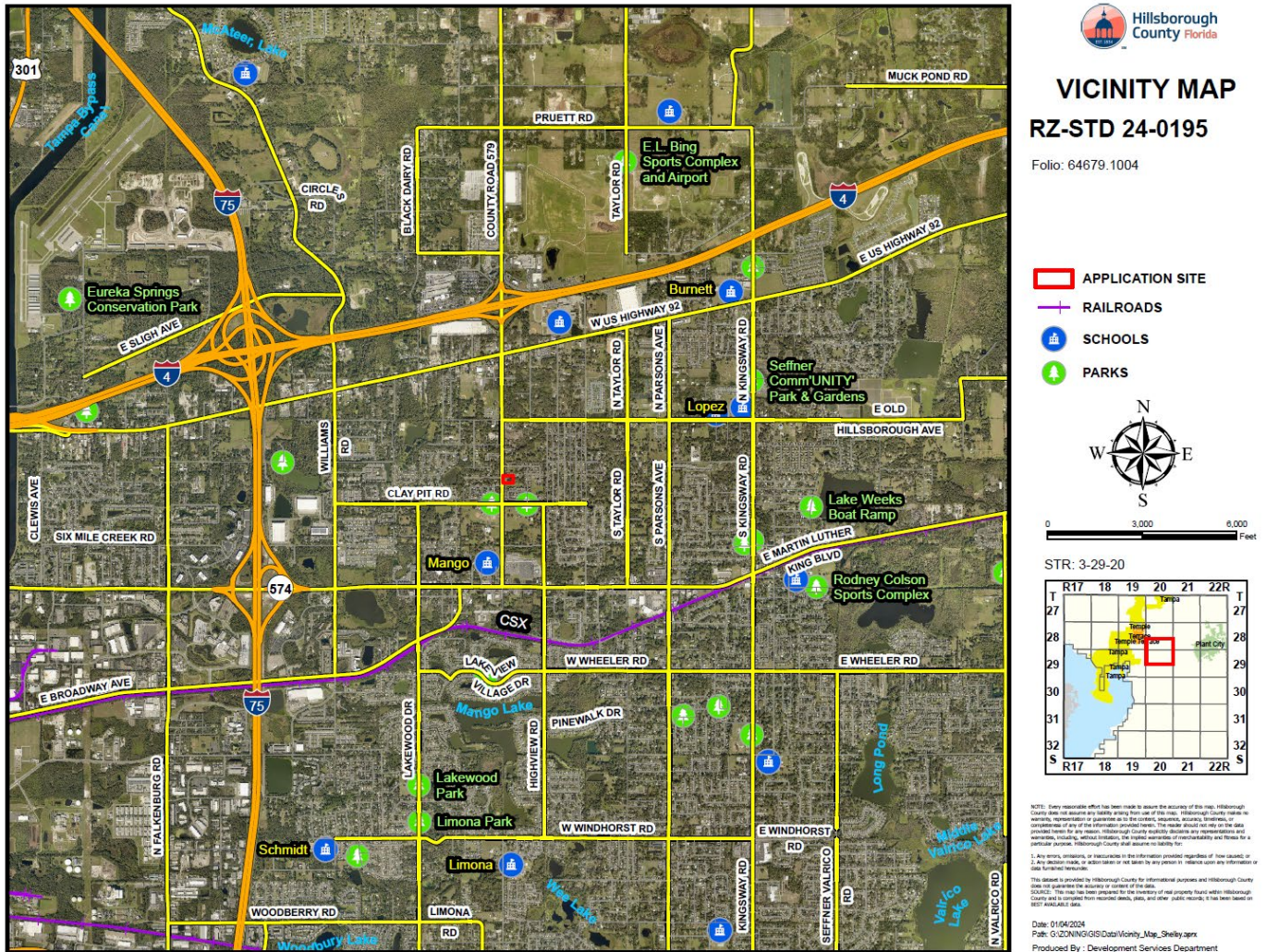
Additional Information:

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

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

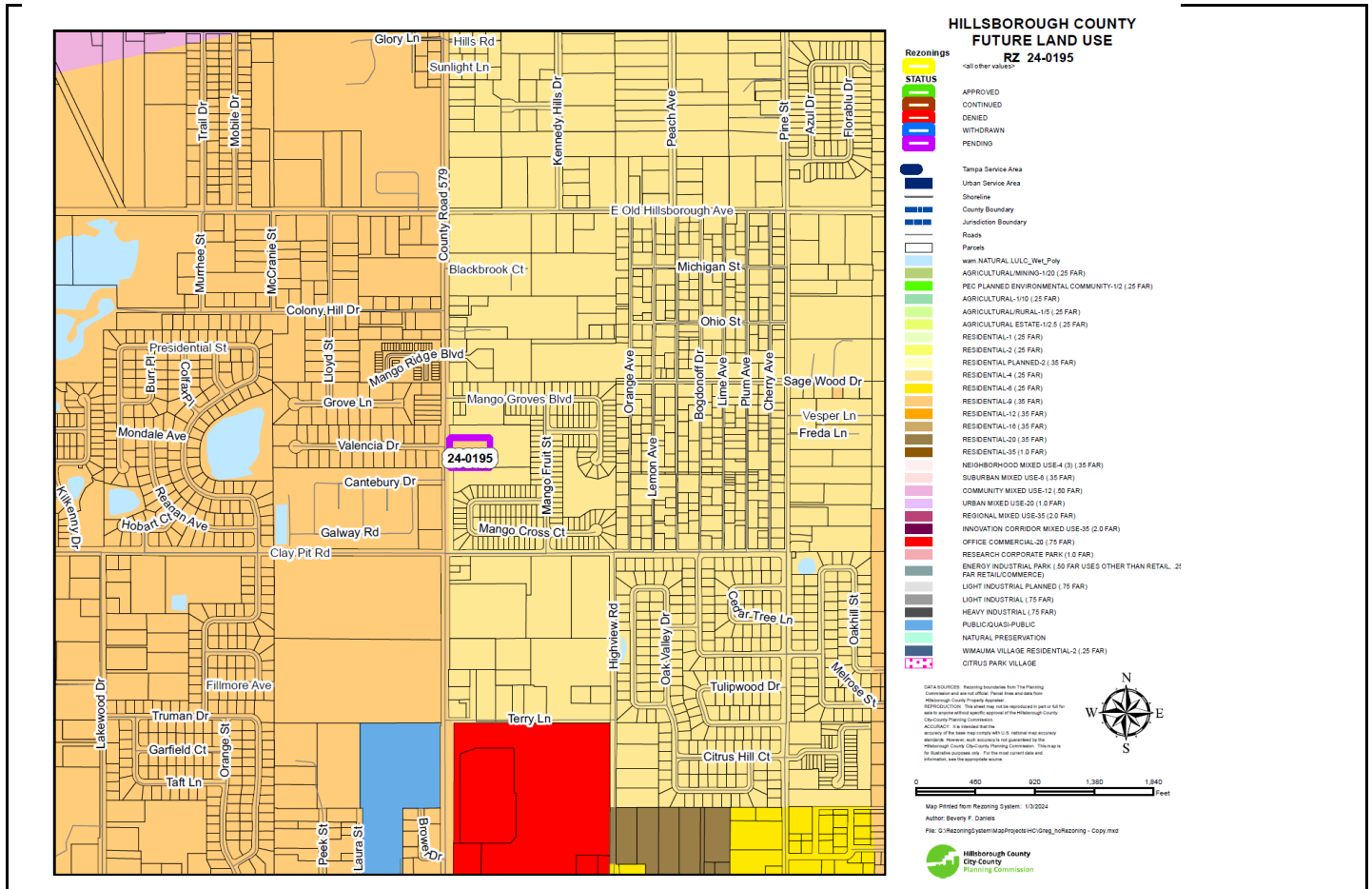


Context of Surrounding Area:

The subject parcel is located in an area which is comprised of single-family residential uses with RSC-4, RDC-12, and PD zoning districts.

2.0 LAND USE MAP SET AND SUMMARY DATA

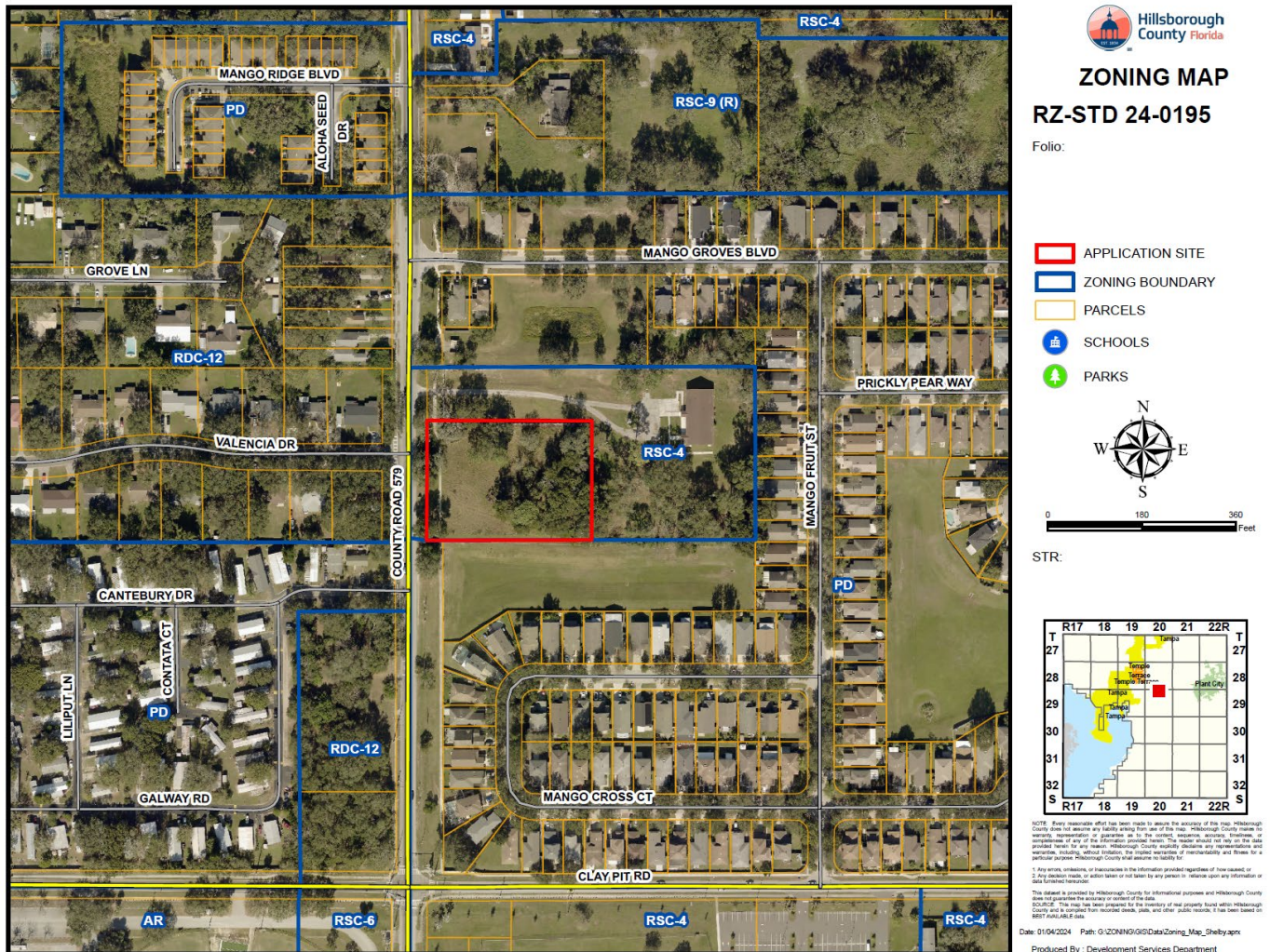
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-9
Maximum Density/F.A.R.:	9 DU per GA / 175,000 Sq. Ft. or .50 FAR
Typical Uses:	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	RSC - 4	4 DU per GA/ FAR: NA	Residential, Single-Family Conventional	CHURCHES
South	PD	4 DU per GA/ FAR: NA 9 DU per GA/ FAR: NA	Residential	RESIDENTIAL HOA
East	RSC - 4	4 DU per GA/ FAR: NA	Residential, Single-Family Conventional	CHURCHES
West	RDC- 12	12 DU per GA/ FAR: NA	Residential, Duplex Conventional	MFR <10 UNITS

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

APPLICATION NUMBER: RZ-STD 24-0195

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 09, 2024

Case Reviewer: Carolanne Peddle

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

Road Name	Classification	Current Conditions	Select Future Improvements
Mango Road (CR 579)	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	76	6	7
Proposed	165	27	27
Difference (+/-)	+89	+21	+20

*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	Yes
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/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 type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.
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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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 checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 immediate adjacent properties are zoned RSC-4, RDC-12, and PD. The site is surrounded by a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4 east of County Road 579 and RES-9 west of the road. Surrounding the subject property there is a mobile home park (multi-family) and two-family dwellings to the west. Additionally, there is single-family attached (multi-family) to the northwest. Furthermore, the RES-9 FLU allows for the consideration of multi-family. Under the RMC-9 zoning district, the site will be required to provide buffering, screening, and additional setbacks for height if developed with multi-family residential.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RMC - 9 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Thu Feb 8 2024 08:36:38</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 02/08/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0195

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.66 acres from Residential Single Family Conventional – 4 (RSC-4) to Residential Multi-Family Conventional – 9 (RMC-9). The site is located on the east side of Mango Road +/- 0.12 miles north of the intersection of Clay Pit Road and Mango Road. The Future Land Use designation of the site is Residential – 4 (R-4).

SITE ACCESS

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, 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.

Access for the property will be via a single vehicle and pedestrian access to Mango Road. The property must comply with Land Development Code Section 6.04.03.I for the maximum number of access points based on the peak hour trip generation of the use. The site must also be required to comply with LDC Section 6.04.07 for access spacing on an arterial roadway at a minimum of 245 feet from any other access. The site must also comply with LDC Section 6.01.02.B.5 for easement access if an easement is pursued for access.

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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 6 Single Family Dwelling Units (ITE Code 210)	76	6	7

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, 14 Single Family Dwelling Units (ITE Code 210)	165	27	27

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+89	+21	+20

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Mango Road. Mango Road is a 2 lane, undivided, substandard, Hillsborough County-maintained arterial roadway. Mango Road does have sidewalks on both sides of the roadway within the vicinity of the project. Mango Road does not have any bike lanes on either side of the roadway within the vicinity of the project. Mango Road lies within +/- 72 feet of right of way within the project's vicinity.

HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN

Mango Road is included in the Hillsborough County Corridor Preservation Plan as a 2 lane-enhanced roadway. Sufficient right of way must be preserved for the planned improvement.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below. Bracken Lane is not a regulated roadway and, as such, was not included in the 2020 Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
MANGO ROAD (CR 579)	M L KING BLVD	US HWY 92	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Mango Road (CR 579)	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	76	6	7
Proposed	165	27	27
Difference (+/-)	+89	+21	+20

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access <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:				

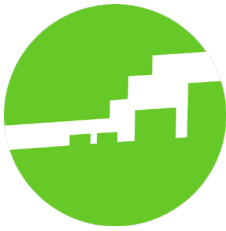
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 08, 2024	Petition: RZ 24-0195 Folio: 64679.1004 <i>East of Mango Road, north of Clay Pit Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ac ; 0.50 FAR)
Service Area	Urban
Community Plan	Seffner-Mango
Requested Zoning	Rezoning from Residential Single Family Conventional (RSC-6) to Residential Multifamily Conventional (RMC-9).
Parcel Size	1.66 ± acres
Street Functional Classification	Mango Road – County Arterial Clay Pit Road – County Collector
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 1.66 ± acre subject site is located east of Mango Road and north of Clay Pit Road.
- The site is located in the Urban Service Area (USA). It is within the limits of the Seffner-Mango Community Plan.
- The subject property is located within the Residential-9 (RES-9) Future Land Use category. The RES-9 Future Land Use category can be considered for a maximum of up to 9 dwelling units per gross acre and a maximum of up to 0.50 FAR. The RES-9 Future Land Use category is intended to designate areas that are suitable for low-medium density residential development. Typical uses in the RES-9 category include but are not limited to residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.
- The RES-9 Future Land Use category extends to the west, northwest and southwest across Mango Road. To the north, east and south of the subject site is Residential-4 (RES4) Future Land Use category.
- The subject site is currently vacant. Public/Quasi-Public/Institution uses abut the subject site to the north and east. Residential uses exist further north, northwest, east, and south of the subject site. Two Family homes are to the west of the subject site and vacant uses and a mobile home park are to the southwest.
- The subject site is currently zoned as Residential Single Family Conventional (RSC-4). RSC-4 abuts the subject site to the north and east, as well as further north and south. Planned Development (PD) lies to the north, east and south of the subject site, and is interspersed to the northwest and southwest. Further north is Residential Single Family Conventional (RSC-9) and Residential Multifamily Conventional (RMC-9). Residential Duplex Conventional (RDC-12) is to the west of the subject site.
- The applicant is requesting a rezoning from Residential Single Family Conventional (RSC-4) to the Residential Multifamily Conventional (RMC-9).

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

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

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

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

Policy 16.10: *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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: Seffner-Mango Community Plan

2. Goal: *Enhance community character and ensure quality residential and nonresidential development.*

Strategies:

- *Within the Rural Service Area residential development shall reflect its rural future land use designation.*
- *Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.*
- *Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.*
- *Density and intensity calculations shall be as follows:*
 - If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category.*

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

- Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on.*
- That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.*
- *Support Florida friendly landscaping and encourage native and drought tolerant plant materials.*
- *Recognize the value of the Hillsborough County Extension Office and support its continued presence in the community.*
- *Provide signage to indicate arrival into the Seffner-Mango area.*
- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*
- *Remember and celebrate Seffner-Mango's community identity through site preservation, historical markers and naming of recreation areas and government buildings.*

Staff Analysis of Goals, Objectives and Policies:

The 1.66 ± acre subject site is located to the east of Mango Road and north of Clay Pit Road. The site is located within the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan. The subject site's Future Land Use classification is Residential-9 (RES-9). The applicant is requesting to rezone the subject site from Residential Single Family Conventional (RSC-4) to Residential Multifamily Conventional (RMC-9).

The subject site is within the Urban Service Area (USA), 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." The subject site is proposing compatible growth within the USA, and the request is consistent with Comprehensive Plan Policy 1.4.

The subject site is currently vacant. The applicant is seeking a rezoning from RSC-4 to RMC-9 to coincide with the Future Land Use category of RES-9, which was adopted on October 26, 2023, and became effective on November 26, 2023, under the Unincorporated Hillsborough County Comprehensive Plan Amendment 23-13 (HC/CPA 23-13). The proposal is consistent with the allowable maximum density and allowable uses under its Future Land Use category of RES-9. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state, and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and designed to be compatible with the predominant character of the surrounding area. The surrounding land use pattern is mostly single and two-family, and the proposed residential use will complement the surrounding area.

The subject site is within the limits of the Seffner-Mango Community Plan. The site meets the intent of Goal 2 and its accompanying strategies which seeks to enhance community character and ensure quality residential and nonresidential development. A rezoning from RSC-4 to RMC-9 would facilitate this goal due to the subject site being in an area where the development pattern currently consists of residential uses.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 24-0195

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

wam NATURAL LULC_Wet_Poly

AGRICULTURAL MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

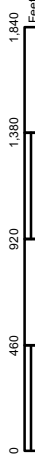
NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



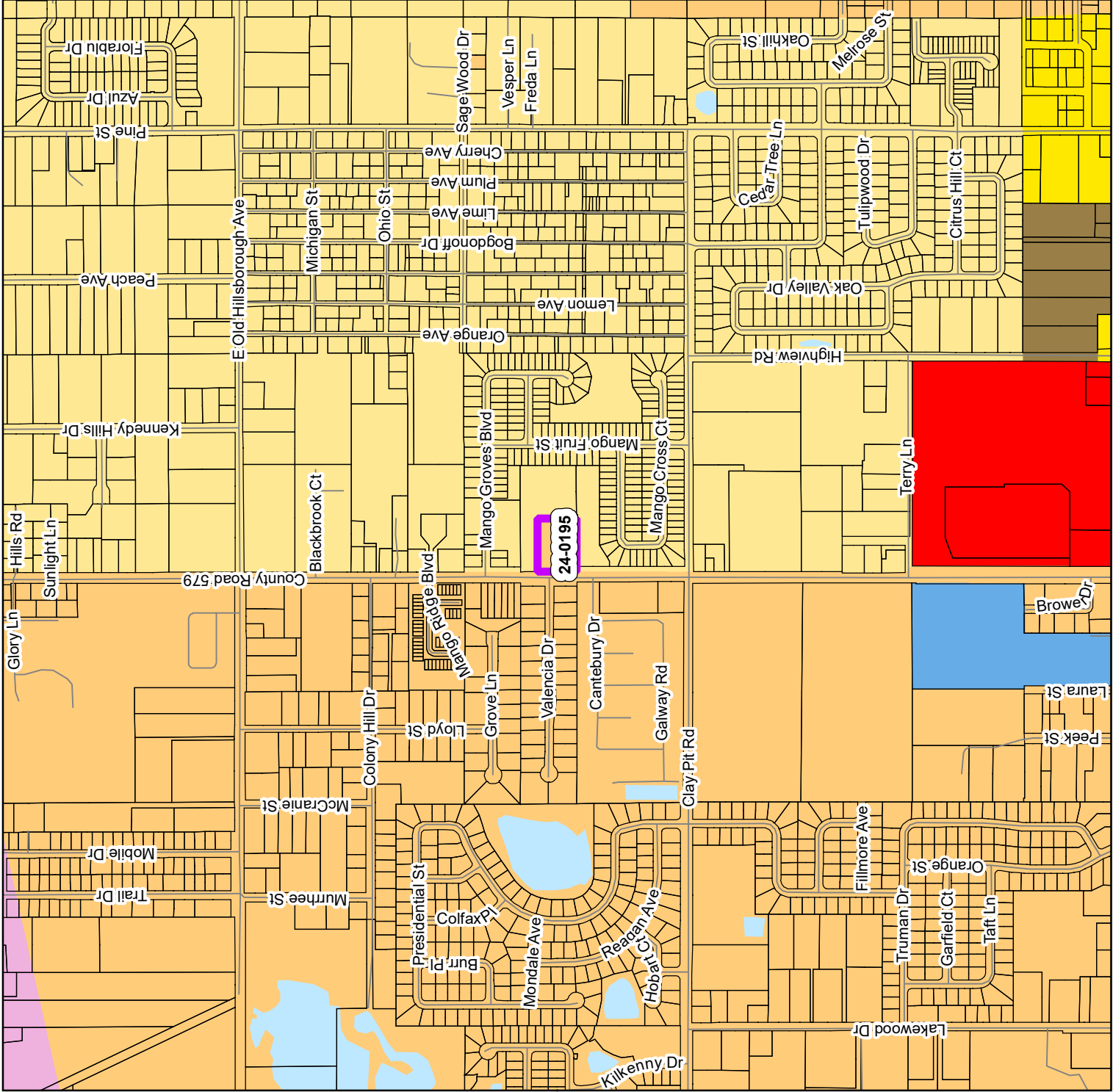
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the rezoning boundaries shown on this map be used in accordance with the standards established by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 1/3/2024

Author: Beverly F. Daniels

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