

Rezoning Application: 24-0878
Zoning Hearing Master Date: September 16, 2024
BOCC Land Use Meeting Date: December 10, 2024

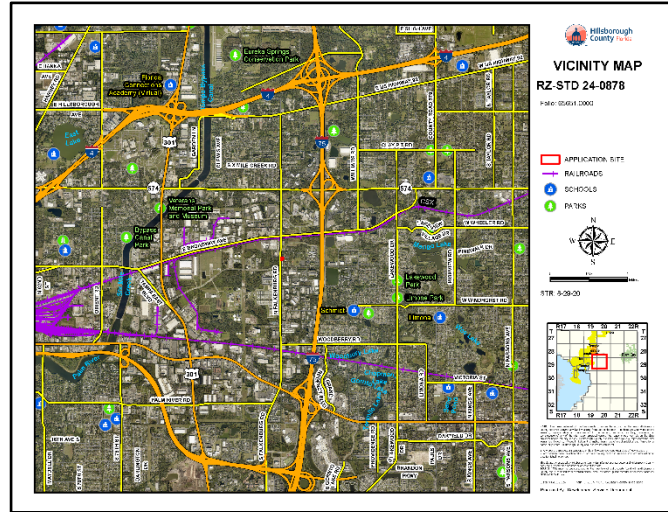


**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Joseph L. Diaz, Esq.
FLU Category: Urban Mixed Use –20 (UMU-20)
Service Area: Urban
Site Acreage: 0.615 +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezone from **Residential-
 Single-Family Conventional – 6
 – (RSC-6) to Commercial
 General (CG)**.



Request Summary:

The request is to rezone from the existing **Residential- Single-Family Conventional – 6 (RSC-6)** zoning district to the proposed to **Commercial General (CG)** zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf).

Zoning:	Current RSC-6 Zoning	Proposed CG Zoning
Uses:	Single-Family Residential (Conventional Only)	Commercial General
Acreage	0.615 +/- Acres (ac) / 26,789.4 sf	0.615 +/- ac / 26,789.4 sf
Density / Intensity	1 dwelling unit (du) / 7,000 sf	0.27 Floor Area Ratio (FAR)
Mathematical Maximum*	3 Dwelling Unit	7,233 sf

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

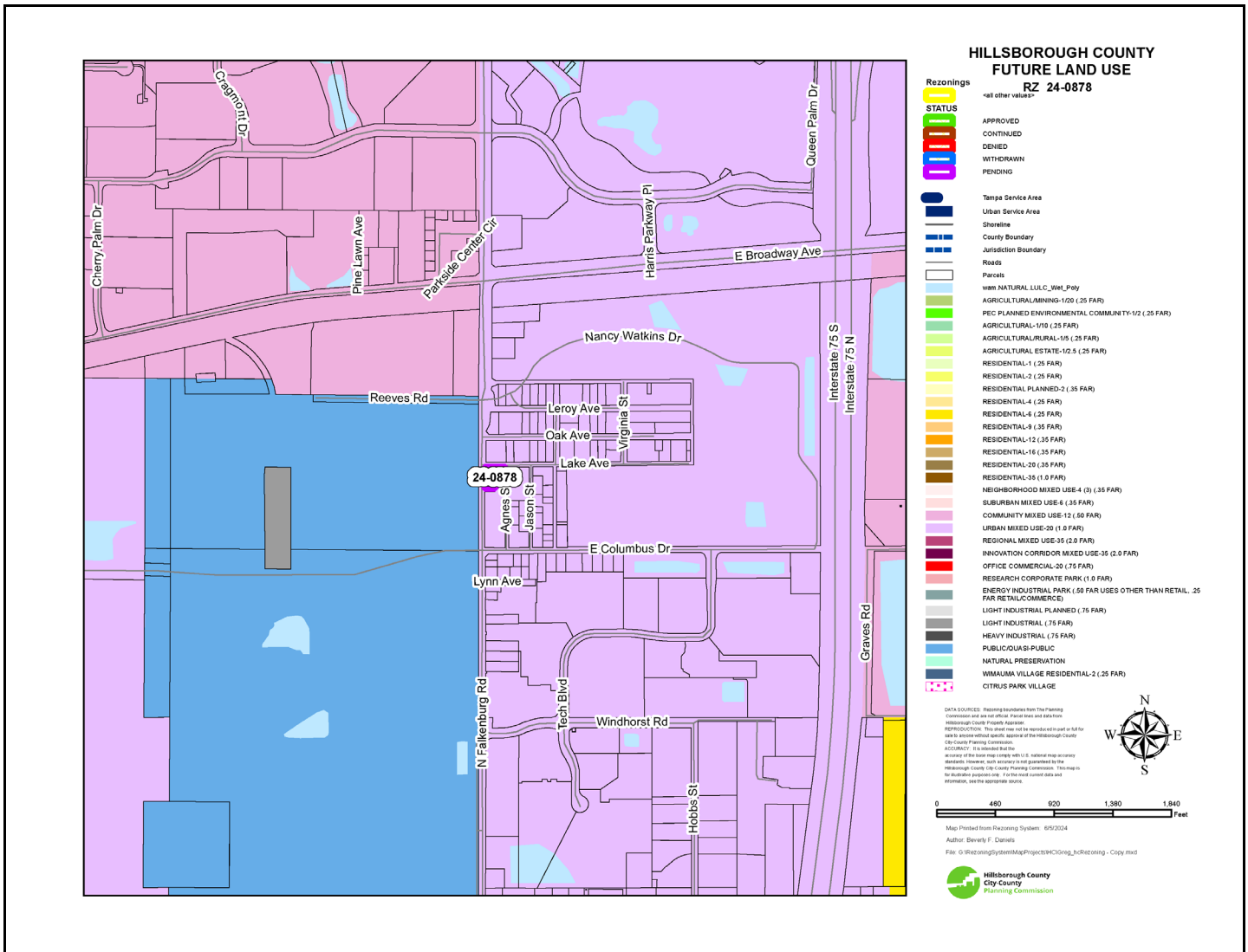
Development Standards:	Current RSC-6 Zoning	Proposed CG Zoning
Density / Intensity	1 (du) / 7,000 sf	0.27 FAR / 7,233 sf
Lot Size / Lot Width	7,000 sf / 70'	10, 000 sf / 75'
Setbacks/Buffering and Screening	25' - Front 7.5' - Sides 25' – Rear	30' – Front <i>Side & Rear - Buffering/Screening required per LDC Sec. 6.01.03, Sec. 6.06.06, and Sec. 6.11.00 by use.</i>
Height	35'	50' <i>(Per LDC Sec. 6.01.01 footnote 8 - height greater than 20 feet shall be set back an additional two feet for every one foot of structure height over 20 feet)</i>

Additional Information:

PD Variations	N/A
Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	Consistent

2.0 LAND USE MAP SET AND SUMMARY DATA

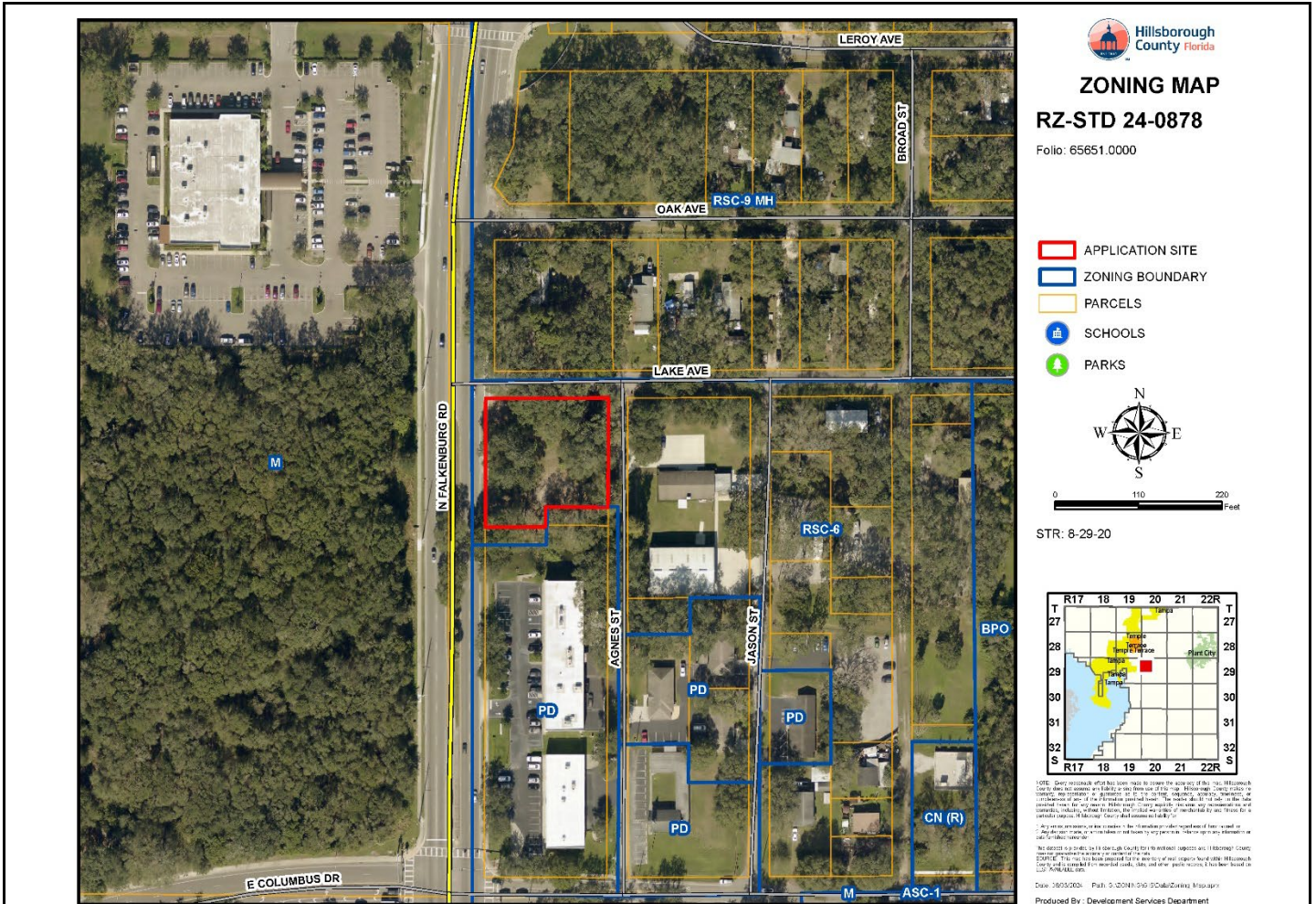
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed Use 20 (UMU-20)
Maximum Density/F.A.R.:	20 Dwelling Unit (du) per Gross Acre (ga); 1.0 FAR.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element

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-9 (MH)	1 du / 5,000 sf	Single-Family Residential (Conventional) (Mobile Home)	Single Family Residence/ Office
South	Planned Development (PD 00-0619)	0.30 FAR / 16,000 sf building space (per PD 00-0619)	Whole Distribution; Warehousing, etc. (Per PD 00-0619)	Offices
	N/A	N/A	Street	Street
East	RSC-6	1 du/ 7,000 sf	Single-Family Residential (Conventional Only)	Single Family Residence
West	M	0.75 FAR	Industrial/Manufacturing	County Owned – Youth Center

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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
Falkenburg Road	County Arterial - Urban	4 Lanes <input checked="" 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 type="checkbox"/> Other
Lake Ave	County Arterial - Urban	4 Lanes <input checked="" 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 type="checkbox"/> Other
Agnes St	County Arterial - Urban	4 Lanes <input checked="" 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 type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	2,120	202	184
Difference (+/-)	+2,080	+199	+181

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

Connectivity and Cross Access Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Utilities 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The adjacent properties are zoned RSC-9 to the north, Planned Development to the south, RSC-6 to the east, and Manufacturing (M) to the west. The subject site is surrounded by UMU-20 Future Land Use (FLU) categories which permits the follow type uses: residential, regional-scale commercial uses such as malls, office and business park uses, research corporate park uses, light industrial, multipurpose, and clustered residential and/or mixed-use. uses. The adjacent properties are zoned RSC-9 to the north, Planned Development to the south, RSC-6 to the east, and Manufacturing (M) to the west.


No waivers or variations are proposed and the site will therefore meet CG development standards, which include compatibility measures such as setbacks, height and buffering/screening. The size and depth of the subject parcel in relation to other adjacent commercial general uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed CG 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:

N/A

<p>Zoning Administrator Sign Off:</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)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 9/2/2024
REVIEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Brandon/ Central	PETITION NO: STD RZ 24-0878

- 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 one parcel totaling +/- 0.58 acres from Residential Single Family Conventional - 6 (RSC-6) to Commercial General (CG). The site is located on the northwest corner of the intersection of Falkenburg Road and Lake Ave +/- 450 feet north of the intersection of Falkenburg Road and Columbus Drive. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20).

SITE ACCESS

The subject rezoning proposes a significant intensification of the site. The site has frontage on Falkenburg Road, Lake Ave, and Agnes Street. The Land Development Code Section 6.04.07 requires access spacing along Falkenburg Road to be a minimum of 245 feet between access points. Based on the existing access on this roadway, access spacing cannot be met on Falkenburg. The LDC requires access spacing along Lake Drive to spacing to be a minimum of 150 feet from the intersection of the collector roadway and a local roadway and a minimum of 50 feet from other access points on the roadway. Any access on Lake must meet LDC access spacing standards during the site review process. The LDC requires any access on Agnes to be at least 50 feet from any other access.

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.

Transportation Review Section staff did review the proposed rezoning to determine whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

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.

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-6, 3 Single Family Dwelling Units (ITE Code 210)	40	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 4,000 sf Fast-Food Restaurant with Drive-Through Window (ITE 934)	1,870	178	132
CG, 2,500 sf Drive-In Bank (ITE Code 912)	250	24	52
Total	2,120	202	184

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+2,080	+199	+181

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

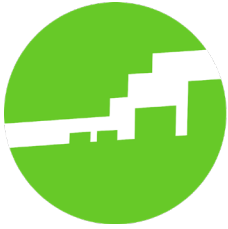
The site has frontage on Falkenburg Road, Lake Ave, and Agnes Street. Falkenburg Road, is a substandard 4-lane, divided, county-maintained, local roadway. The roadway is characterized by +/- 12 ft wide travel lanes, and +/- 5 ft wide sidewalks on both sides, within +/- 94 ft of the right of way. Lake Ave is a substandard 2-lane, undivided, county-maintained, local roadway. The roadway is characterized by +/- 8 ft wide travel lanes, within +/- 43 ft of the right of way. There are no sidewalks on either side of the roadway. Agnes St is a substandard 2-lane, undivided, county-maintained, local roadway. The roadway is characterized by +/- 12 feet of pavement. There are no sidewalks on either side of the roadway.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Lake Ave and Agnes Street are not regulated roadways and were not included in the Level of Service Report. Level of Service (LOS) information for Falkenburg Rd. is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Falkenburg Rd	Adamo Dr	ML King	D	C

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: September 16, 2024 Report Prepared: September 5, 2024	Case Number: RZ 24-0878 Folio(s): 65651.0000 General Location: East of Falkenburg Road, south of Lake Avenue, north of Columbus Drive, west of Agnes Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan(s)	Brandon; Light Industrial Character District
Rezoning Request	Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG)
Parcel Size	+/- 0.58 acres
Street Functional Classification	Lake Avenue - Local Agnes Street - Local Falkenburg Road - County Arterial Columbus Drive - County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Urban Mixed Use-20	RSC-6	Vacant
North	Urban Mixed Use-20	RSC-9	Light Commercial
South	Urban Mixed Use-20	PD	Light Commercial
East	Urban Mixed Use-20	RSC-6	Single- Family Residential
West	Public Quasi Public	M	Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The 0.58-acre site is located east of Falkenburg Road, south of Lake Avenue, north of Columbus Drive, and west of Agnes Street. It is located in the Urban Mixed Use-20 Future Land Use Category, which allows for the consideration of residential, regional-scale commercial uses such as malls, office and business park uses, research corporate park uses, light industrial, multipurpose, and clustered residential and/or mixed-use projects at appropriate locations. The site is in the Urban Service Area and within the limits of the Brandon Community Plan, specifically in the Light Industrial Character District.

The intent of the Urban Mixed Use-20 Future Land Use Category is to be urban in intensity and density, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for non-residential uses to arterials shall be prohibited.

The applicant is requesting to rezone from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG). The applicant states that the nature of the proposed rezoning on the subject parcel is to serve the community’s general community needs. The applicant also states that the property is serviced with public water and sewer connections, the parcel shall comply with the Comprehensive Plan, and the parcel shall comply with the minimum standards for the General Commercial zoning district and other related regulations.

To ensure that it is consistent with Objective 8 and Policy 8.5 of the FLUE, with a Floor Area Ratio of 1.0 and +/- 0.58 acres, up to 25,264 square feet of non-residential uses may be considered at this location.

The subject site is in 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. 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 proposal meets the intent of the Neighborhood Protection policies that modify Future Land Use (FLUE) Objective 16 that require new development to be compatible with the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3, 16.5 and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly light commercial use and Public/Quasi-Public uses surrounding the subject site with the exception of the single-family use to the east of the subject property. According to the Development Services Department, a 20-foot-wide buffer with a B screening will be needed to the east and north of the subject site, which is in accordance with Comprehensive Plan Objective 16 Policy 16.1 regarding Neighborhood Protection. As such, the range of uses allowable in the Commercial General zoning district will complement the surrounding area.

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). According to the documents uploaded in OPTIX, transportation had no objections.

Because of the location of the subject site and the majority of the surrounding uses are light industrial and public/quasi-public uses, the proposed use meets the intent of the Brandon Community Plan, which seeks to 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. The subject site also supports the Brandon Communities Element whereas the northwest area of Brandon is to be devoted primarily to business parks, light industrial, and government uses as according to the Brandon Light Industrial character district.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** 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.

Environmental Considerations:

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

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.

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 (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 1: Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.

5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.

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.

C. Light Industrial – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College's Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0878

Rezoning Status Legend

- APPROVED (Yellow)
- CONTINUED (Green)
- DENIED (Red)
- WITHDRAWN (Blue)
- PENDING (Purple)

Geographic Features Legend

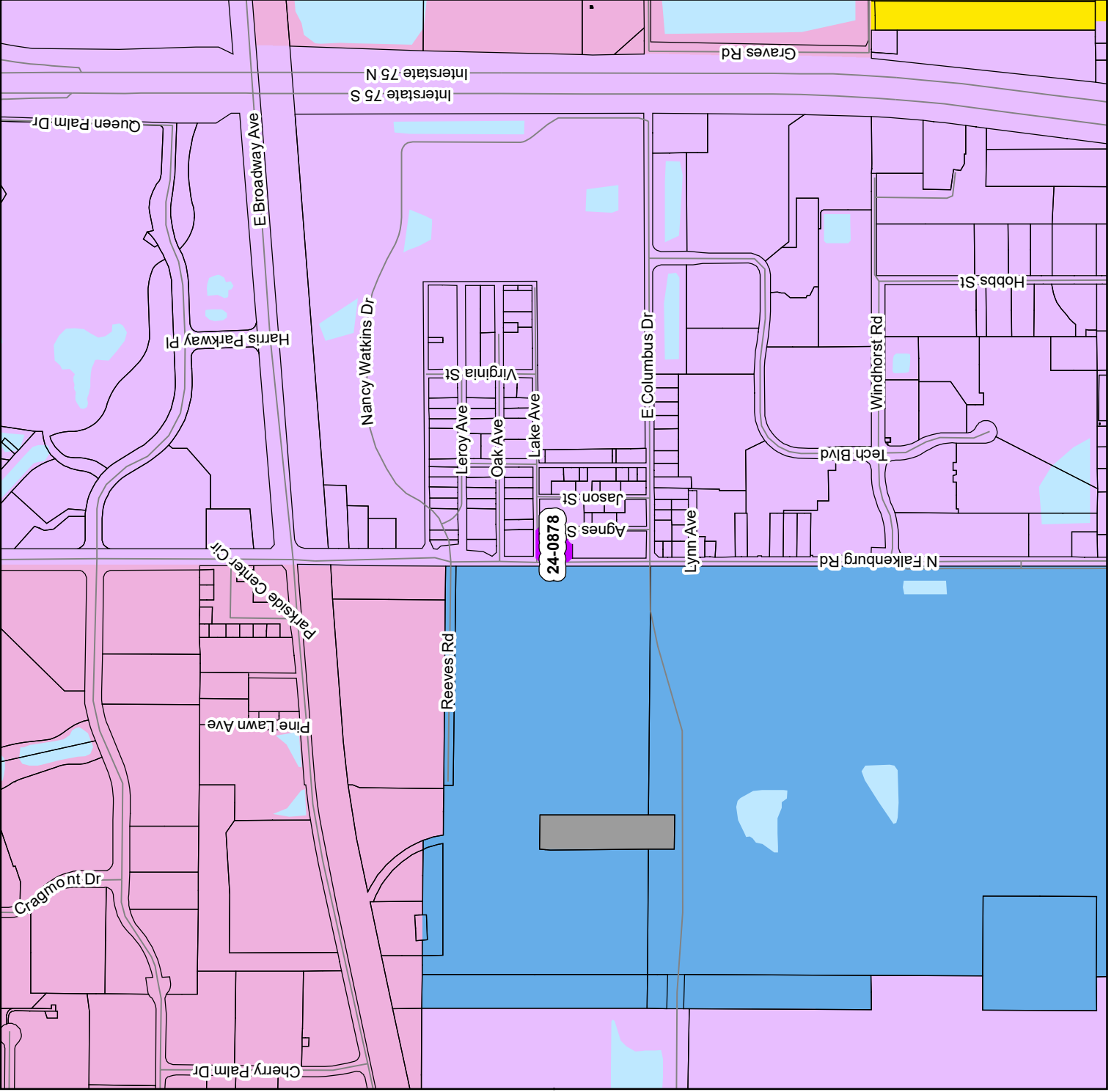
- Tampa Service Area (Dark Blue)
- Urban Service Area (Medium Blue)
- Shoreline (Light Blue)
- County Boundary (Dashed Blue)
- Jurisdiction Boundary (Dotted Blue)
- Roads (Black)
- Parcels (Thin Black)

Land Use Codes Legend

- WATER NATURAL LULUC_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 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 (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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

Map Information

- North Arrow
- Scale: 0, 460, 920, 1,380, 1,840 Feet
- Map Printed from Rezoning System: 6/5/2024
- Author: Beverly F. Daniels
- File: G:\Rezoning\System\MapProjects\HC\Gea_H\Rezoning_Copy.mxd



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