

Rezoning Application: 24-1104
Zoning Hearing Master Date: September 16, 2024
BOCC Land Use Meeting Date: December 10, 2024

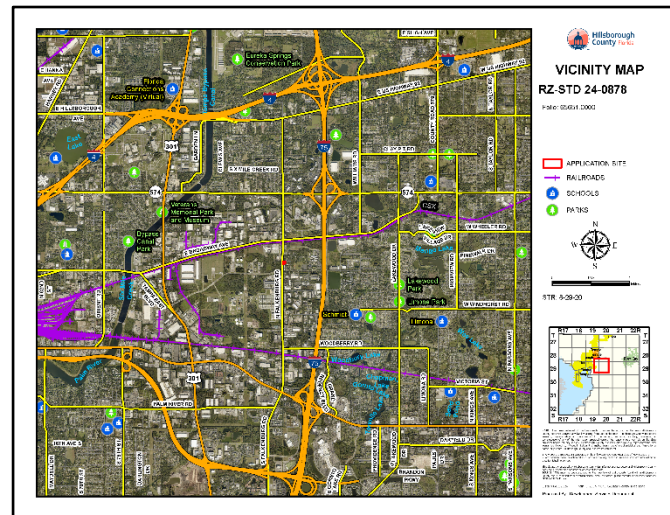


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
FLU Category: Residential 1 (Res-1)
Service Area: Urban
Site Acreage: 6.12 +/-
Community Plan Area: South Shore Areawide Systems
Overlay: Lithia Southeast County Overlay District
Request: Rezone from **Agricultural Rural (AR), Agricultural, Single-Family (AS-1), and Commercial, Neighborhood (CN)** to **Agricultural Single Family-1 (AS-1) and Commercial Neighborhood (CN)**



Request Summary:

The request is to rezone from the existing **Agricultural Rural (AR), Agricultural, Single-Family (AS-1), and Commercial, Neighborhood (CN)** zoning districts to the proposed to **Agricultural Single Family-1 (AS-1) and Commercial Neighborhood (CN)** zoning districts. The proposed CN zoning permits development limited to retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods, on lots containing a minimum of 7,000 square feet (sf). And the proposed AS-1 zoning permits agricultural and related uses and single-family development on lots containing a minimum of one (1) acre (ac).

| Zoning: | Current Zoning | | | Proposed Zoning | |
|-----------------------|---|---|---|---|---|
| | Current AR | Current AS-1 | Current CN | Proposed AS-1 | Proposed CN |
| Uses: | Agricultural & Agricultural Single Family Residential | Agricultural & Agricultural Single Family Residential | Neighborhood Commercial, Office and Personal Services | Agricultural & Agricultural Single Family Residential | Neighborhood Commercial, Office and Personal Services |
| Acreage | +/- 4.4ac (+/-191,664 sf) | +/- 1.8 ac (+/-78,408 sf) | +/- 0.1 (+/- 471 sf) | +/- 4.26 ac (+/- 185,565 sf) | +/- 1.86 ac (+/- 81,021.6 sf) |
| Density/ Intensity | 1 du / 5 ac (1 du/1 ga) | 1 du / 1 ac (6 du/1 ga) | 0.20 Floor Area Ratio (FAR) | 1 du / 1 ac (6 du/1 ga) | 0.20 FAR |
| Mathematical Maximum* | 0 Dwelling Unit | 1 Dwelling Unit | +/- 94 sf | 4 Dwelling Unit | 16,204.32 sf |

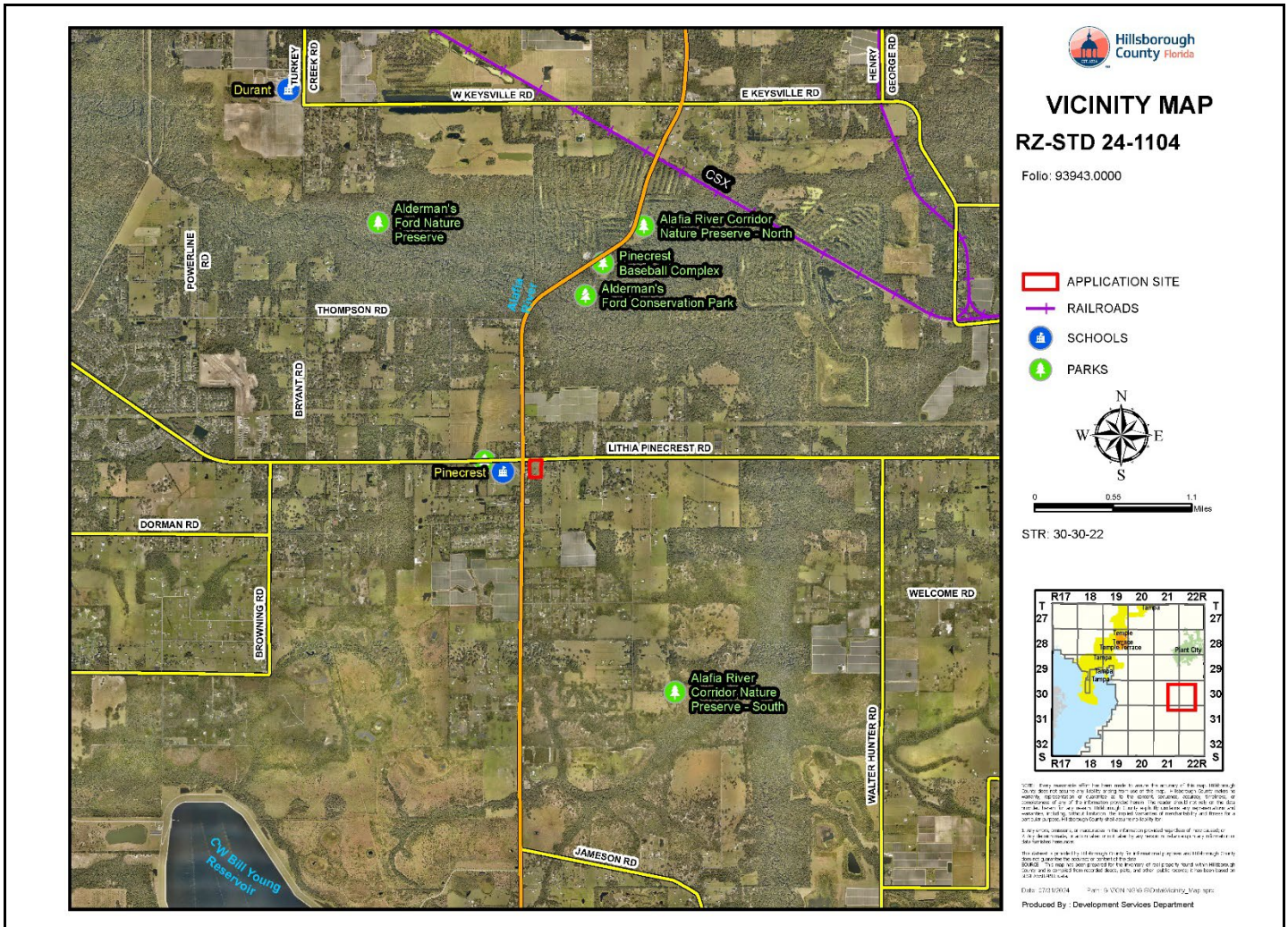
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.

| Development Standards: | Current Zoning | | | Proposed Zoning | |
|-----------------------------------|------------------------------------|------------------------------------|--|------------------------------------|--|
| | Current AR | Current AS-1 | Current CN | Proposed AS-1 | Proposed CN |
| Density / Intensity | 0 Dwelling Unit | 1 Dwelling Unit | +/- 94 sf | 4 Dwelling Units | 0.20 FAR / 16,204.32 sf |
| Lot Size / Lot Width | 1 ac (217, 800 sf) / 150' | 1 ac (43,560 sf) / 150' | 7,000 sf / 70' | 7,000 sf / 70' | 7, 000 sf / 70' |
| Setbacks/ Buffering and Screening | 50' Front 50' Rear 25' Sides | 50' Front 50' Rear 15' Sides | 30' - Front 0' – Side (West) 20' – Side (East) 0' – Rear (South) | 50' Front 50' Rear 15' Sides | 30' – Front (North, West & East) 20'/B – Rear (South) <i>(Lithia Southeast County Overlay Development Standards are applicable.)</i> |
| Height | 50' | 50' | 35' | 50' | 35' |

| Additional Information: | |
|--|------------|
| PD Variations | N/A |
| Waiver(s) to the Land Development Code | None |
| Planning Commission Recommendation | Consistent |
| Development Services Department Recommendation | Approvable |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

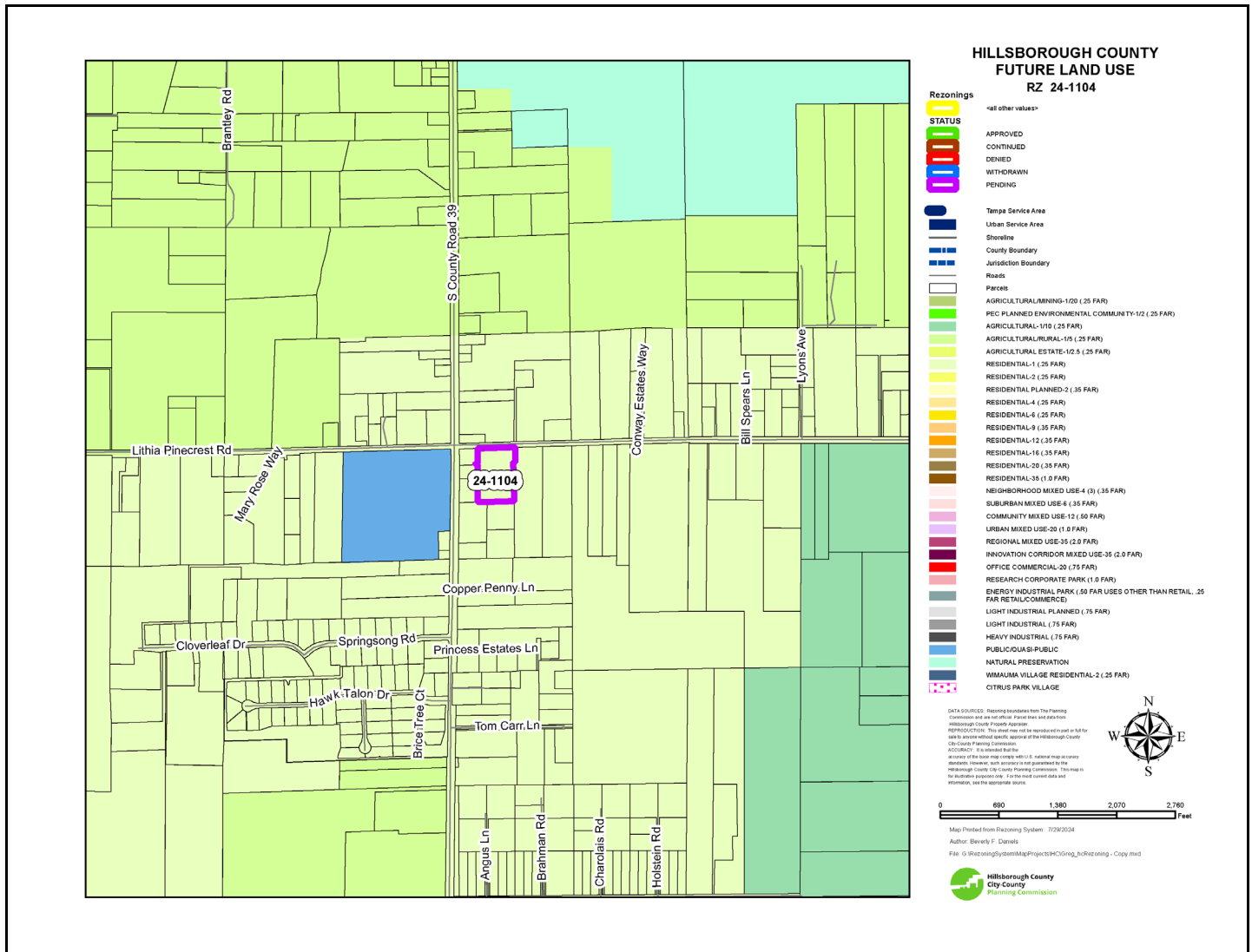


Context of Surrounding Area:

The site is surrounded by a mixture of uses consisting of single-family residential, Light Commercial and Public/Quasi-Public type uses. The subject site is surrounded by Residential -1 (Res-1) Future Land Use (FLU) categories which permits the follow type uses: rural residential uses, agricultural uses, rural scale neighborhood commercial, office and multi-purpose projects. The adjacent properties are zoned AS-1 and AR to the north, Agricultural, Single-Family Conventional (ASC-1 to south, AR to the east, and CN to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

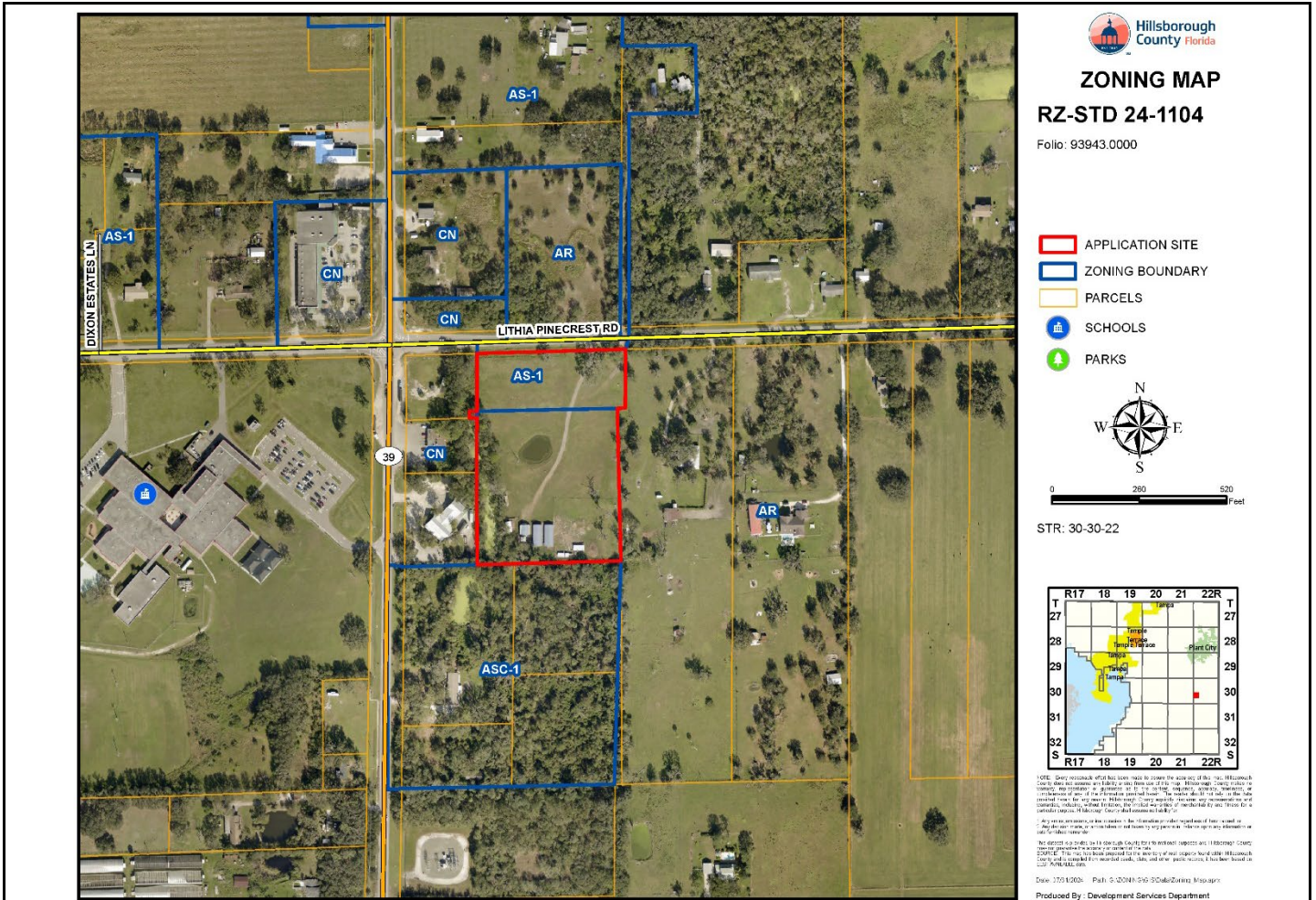
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential -1 (Res-1) |
| Maximum Density/F.A.R.: | 1 dwelling unit(du) per 1 Gross Acre (ga)/ 0.25 F.A.R. |
| Typical Uses: | Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. 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 | AR | 1 du/ 5 ac (217,800 sf) | Agricultural Single-Family Residential/Agricultural | Agriculture |
| | CN | 0.20 FAR | Neighborhood Commercial, Office and Personal Services | Vacant |
| South | ASC-1 | 1 du / 1 ac (43,560 sf) | Single-Family Residential Conventional /Agricultural | Vacant + Single Family |
| East | AR | 1 du/ 5 ac (217,800 sf) | Agricultural Single-Family Residential/Agricultural | AR |
| West | CN | 0.20 FAR | Neighborhood Commercial, Office and Personal Services | Light Commercial + Vacant |

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

APPLICATION NUMBER: RZ STD 24-1104

ZHM HEARING DATE: September 16,2024

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 |
|------------------|----------------------------|--|--|
| Lithia Pinecrest | County Arterial - Rural | 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 checked="" type="checkbox"/> Other (TBD) |

Project Trip Generation Not applicable for this request

| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing | 20 | 2 | 2 |
| Proposed | 4,600 | 441 | 439 |
| Difference (+/-) | +4,580 | +439 | +437 |

*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 | Review at time of development |
| Natural Resources | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | See Agency Report |
| 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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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 checked="" type="checkbox"/> Other: <u>Lithia Southeast County Overlay District</u> | | | |
| 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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Meets Locational Criteria <input 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 AS-1 and AR to the north, Agricultural, Single-Family Conventional (ASC-1 to south, AR to the east, and CN to the west. The site is surrounded by a mixture of uses consisting of single-family residential, Light Commercial and Public/Quasi-Public type uses. The subject site is surrounded by Residential-1 (Res-1) Future Land Use (FLU) categories which permits the follow type uses: rural residential uses, agricultural uses, rural scale neighborhood commercial, office and multi-purpose projects.

The size and depth of the subject parcel in relation to other adjacent agricultural, residential and 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 CN and AS-1 zoning districts are compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request **Approvable**.

6.0 PROPOSED CONDITIONS:

N/A

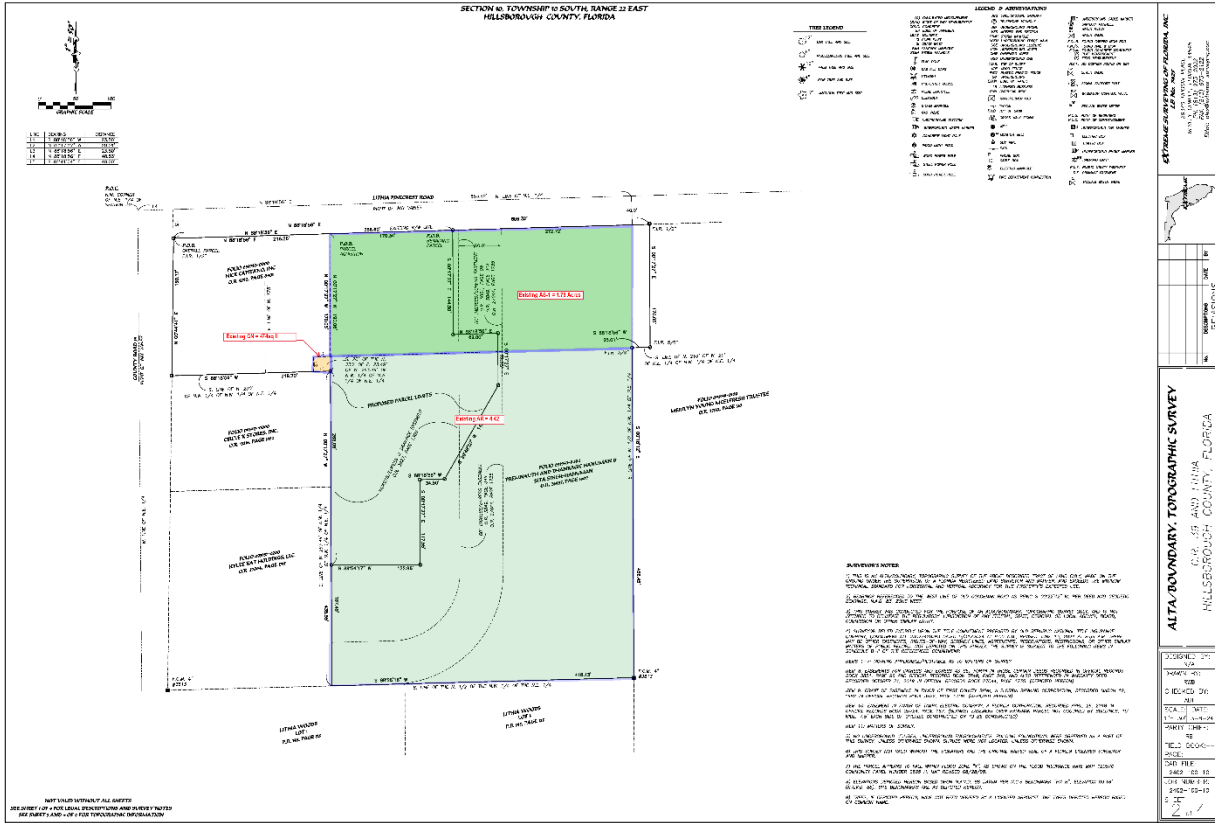
| | |
|--|--|
| <p>Zoning Administrator Sign Off:</p> |  |
|--|--|

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

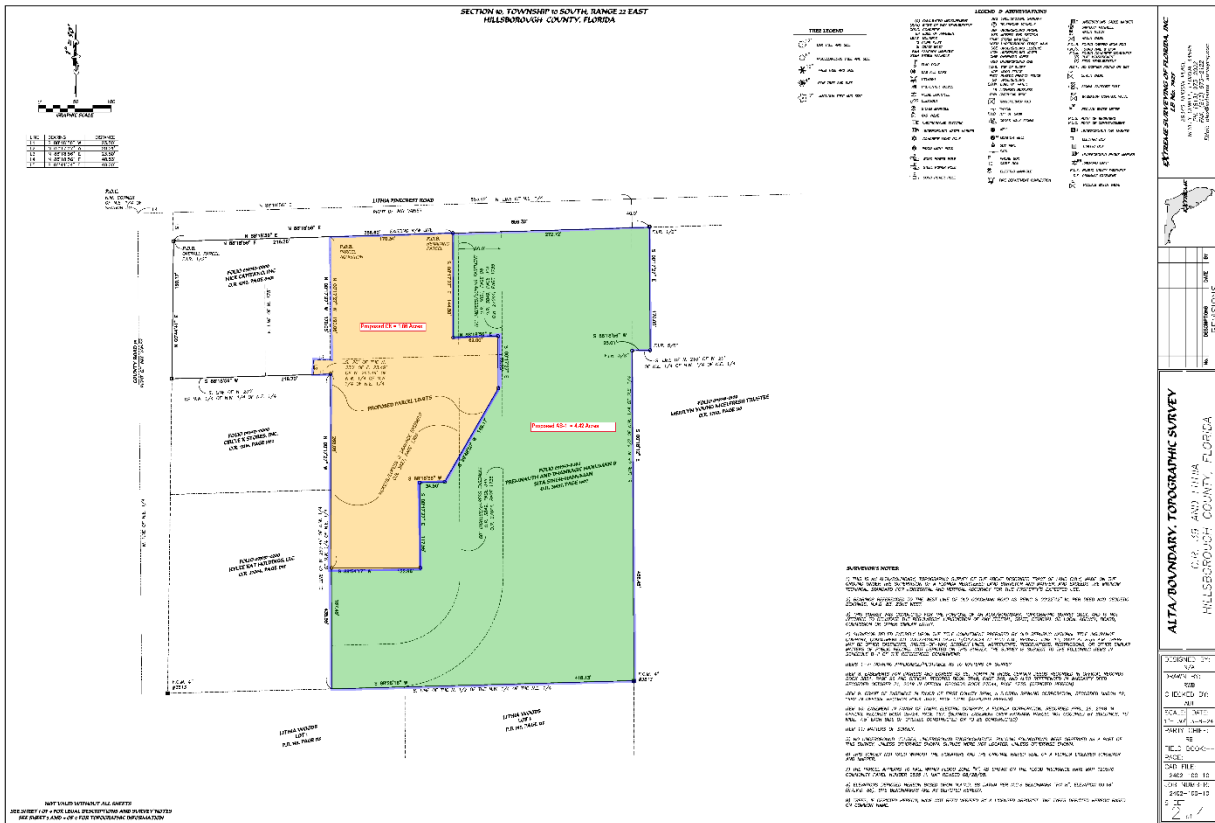
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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

Existing Zoning Graphics



Proposed Zoning Graphics



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: 08/26/2024
 REVIEWER: Sarah Rose, Senior Planner AGENCY/DEPT: Transportation
 PLANNING AREA/SECTOR: SR/South PETITION NO: RZ 24-1104

- 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 portion of a parcel totaling +/- 6.2 acres from Agricultural Single Family (AS-1) and Agricultural Rural (AR) to Commercial Neighborhood (CN) and Agricultural Single Family (AS-1). The subject parcel is currently zoned for +/-1.8 acres of Agricultural Single Family (AS-1), +/- 4.4 acres of Agricultural Rural (AR), and +/- .01 acre of Commercial Neighborhood (CN). Staff notes that the existing portion of the subject parcel zoned CN does not meet the minimum lot size requirements. The applicant is proposing the subject parcel be zoned for +/- 1.9 acres of Commercial Neighborhood (CN) and +/- 4.3 acres of Agricultural Single Family (AS-1). The site is located +/- 265 feet east from the intersection of S County Road 39 and Lithia Pinecrest Road. The Future Land Use designation of the site is Residential 1 (R-1).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), 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 |
| AS-1, Single Family Detached Housing (ITE Code 210) 1 Unit | 10 | 1 | 1 |
| AR, Single Family Detached Housing (ITE Code 210) 1 Unit | 10 | 1 | 1 |

| | | | |
|--------------|-----------|----------|----------|
| Total | 20 | 2 | 2 |
|--------------|-----------|----------|----------|

Proposed Uses:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|------------|
| | | AM | PM |
| CN, Fast Food with Drive Thru (ITE Code 934) 8,000sqft | 3,740 | 357 | 264 |
| CN, Bank with Drive Thru (ITE Code 912) 8,204sqft | 822 | 81 | 172 |
| AS-1, Single Family Detached Housing (ITE Code 210) 4 Units | 38 | 3 | 3 |
| Total | 4,600 | 441 | 439 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-----------------------|------------------------|-----------------------|-------------|
| | | AM | PM |
| Difference | +4,580 | +439 | +437 |

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lithia Pinecrest Road. Lithia Pinecrest Road is a 2-lane, undivided, county maintained, rural arterial roadway. The roadway is characterized by +/- 11 ft wide travel lanes, +/- 5 ft wide bike lanes on both sides, no sidewalks on either side of the roadway in the vicinity of the proposed project, and within +/- 80 ft of the right of way.

Pursuant to the Hillsborough County corridor preservation plan Lithia Pinecrest Road is designated for a future two lane enhancement.

SITE ACCESS

It is anticipated that the site will have access to Lithia Pinecrest 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

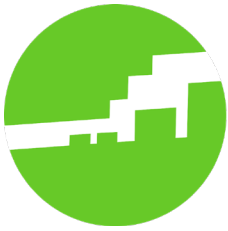
our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially 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). Transportation Section 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 will 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

The roadway level of service provided for Lithia Pinecrest Road is for information purposes only.

| FDOT Generalized Level of Service | | | | |
|--|-------------|--------------|---------------------|---------------------------------|
| Roadway | From | To | LOS Standard | Peak Hr. Directional LOS |
| Lithia Pinecrest Road | CR 39 | Keysville RD | D | D |

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 24-1104 Folio(s): 93943.0000 General Location: South of Lithia Pinecrest Road, east of South County Line Road 39, west of Walter Hunter Road |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Residential-1 (1 du/ga;0.25 FAR) |
| Service Area | Rural |
| Community Plan(s) | SouthShore Areawide Systems |
| Rezoning Request | Agricultural Rural (AR) and Agricultural Single Family-1 (AS-1) to Agricultural Single Family-1 (AS-1) and Commercial Neighborhood (CN) |
| Parcel Size | +/- 6.22 acres |
| Street Functional Classification | Lithia Pinecrest Road – County Arterial South County Line Road 39 – County Arterial Walter Hunter Road – County Collector |
| Commercial Locational Criteria | Meets |
| Evacuation Area | None |

Table 1: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Future Land Use Designation | Zoning | Existing Land Use |
|------------------|-------------------------------------|-----------|---------------------------|
| Subject Property | Residential-1 | AS-1 + AR | Agricultural |
| North | Residential-1 | AR + CN | Light Commercial + Vacant |
| South | Residential-1 | ASC-1 | Vacant + Single Family |
| East | Residential-1 | AR | Agricultural |
| West | Residential-1 + Public/Quasi-Public | CN | Light Commercial + Vacant |

Staff Analysis of Goals, Objectives and Policies:

The 6.22 +/- acre subject site is located south of Lithia Pinecrest Road, east of South County Line Road 39 and west of Walter Hunter Road. The site is in the Rural Area and is located within the limits of the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Agricultural Rural (AR) and Agricultural Single Family-1 (AS-1) to Agricultural Single Family-1 (AS-1) and Commercial Neighborhood (CN).

The site has a Future Land Use designation of Residential-1 (RES-1), which allows for the consideration of up to 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-1 Future Land Use category is intended to designate areas for rural residential uses, compatible with short-term Agricultural Uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. Objective 7-1 in the Community Design Component (CDC) support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide. The subject site is within the Rural Area and the proposed

rezoning of the parcel from AR and AS-1 to AS-1 and CN is consistent with Objective 4.1, objective 7-1 and compatible with the existing development pattern surrounding the subject site with CN uses directly abutting the west and north of the subject site.

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 proposed rezoning to AS-1 and CN would be compatible with the surrounding development pattern, which includes vacant lots, light industrial uses to the west and north, and single-family residential uses to the south of the subject site.

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, infill and redevelopment to be compatible with the surrounding area in character, lot size and density. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires 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 made of light commercial and single-family uses, as well as vacant land. The parcel to the immediate west of the subject site has light commercial uses.

The subject site does meet Commercial Locational Criteria (CLC). According to FLUE policy 22.2, a site in the RES-1 FLUE category must be within 660 feet of a qualifying intersection. The closest qualifying intersection to the subject site is Lithia Pinecrest Road, a two-lane roadway and South County Line Road 39, a two-lane roadway. The distance from the subject site and the qualifying intersection is roughly 250 feet, therefore, the site does meet Commercial Locational Criteria and is limited to 20,000 square feet of non-residential uses. FLUE Objective 22 seeks to scale new commercial development consistent with the character of the area. Therefore, the proposal is consistent with FLUE policy 22.2 and objective 22.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. Our records indicate that wetlands may be located within the subject property and will need to be reviewed by the EPC. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

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). As indicated in documents retrieved from OPTIX, transportation staff had no objections.

The subject site does meet the intent of the SouthShore Areawide Systems Plan. The Plan desires to continue to support and preserve agricultural activities that have historically been an important part of SouthShore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resource base.

Overall, staff finds that the proposed use rezoning in the RES-1 and is compatible with the existing development pattern found within the surrounding area while supporting the vision of the Southshore Areawide Systems Plan. The proposed rezoning allows for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

4.1 RURAL RESIDENTIAL CHARACTER

Objective 7-1: *Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.*

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 16.10: 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.

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 use 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 improvements as well as other factors such as land use compatibility and environmental features of the site.

Policy 22.3: In order to address instances where a site does not exactly meet the dimension requirements of the Chart in Policy 22.2, the following will apply:

Where a proposed neighborhood commercial use is located such that the major roadway frontage associated with the proposed use exceeds the maximum distance specified in the Chart in Policy 22.2 but at least 75% of the frontage associated with the use is within that distance and under single ownership, then such proposed use may also be considered for approval.

When an intersection is shown on the adopted Highway Cost Affordable Long Range Transportation Plan, as a three way, or “T” intersection, consideration for commercial development can occur as if there were a full intersection for locational purposes, but when determining the appropriate size development for each quadrant the configuration of the road may not support maximum square footage’s due to limiting nature of the intersection.

Community Design Component (CDC)

4.1 RURAL RESIDENTIAL CHARACTER

OBJECTIVE 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

4.3 COMMERCIAL CHARACTER

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

ENVIRONMENTAL & SUSTAINABILITY SECTION

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

- *Continue to support and preserve agricultural activities that have historically been an important part of SouthShore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resource base.*

The community desires to pursue economic development activities in the following areas:

1. Land Use/Transportation

- Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- Analyze potential new economic sites,(e.g. Port Redwing) based on development*
- Support the potential Ferry Study and auxiliary services around Port Redwing*
- Utilize Hillsborough County Post Disaster Redevelopment Plan*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 24-1104

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- 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
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the ACCURACY. It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 7/29/2024
Author: Beverly F. Daniels
File: C:\Rezonings\System\MapProjects\HC\Geq_HRezonings_Copy.mxd

