

Rezoning Application: PD 24-1040
Zoning Hearing Master Date: March 24, 2025
BOCC LUM Date: May 13, 2025



**Hillsborough
County Florida**

Development Services Department

24-1.0 APPLICATION SUMMARY

Applicant: Valencia Estate at Stonelake, LLC
FLU Category: RES-1
Service Area: Rural
Site Acreage: 39.4
Community Plan Area: Thonotosassa
Overlay: None
Special District: None
Request: PD



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 30 single family residential lots; accessory dwellings, accessory structures, backyard chickens and detached garages uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Comprehensive Plan Amendment (CPA 24-27) has been approved to change the Future Land Use designation from A/R to RES-1. RES-1 allows a maximum of 1 dwelling unit per acre for a total of 39 units.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential, accessory dwellings, and backyard chickens
Acreage	39.4 AC	39.4 AC
Density/Intensity	0.2 DU/AC	30 D.U./39.4 AC = 0.76 D.U./AC
Mathematical Maximum*	7 DU	30 Units

*number represents a pre-development approximation

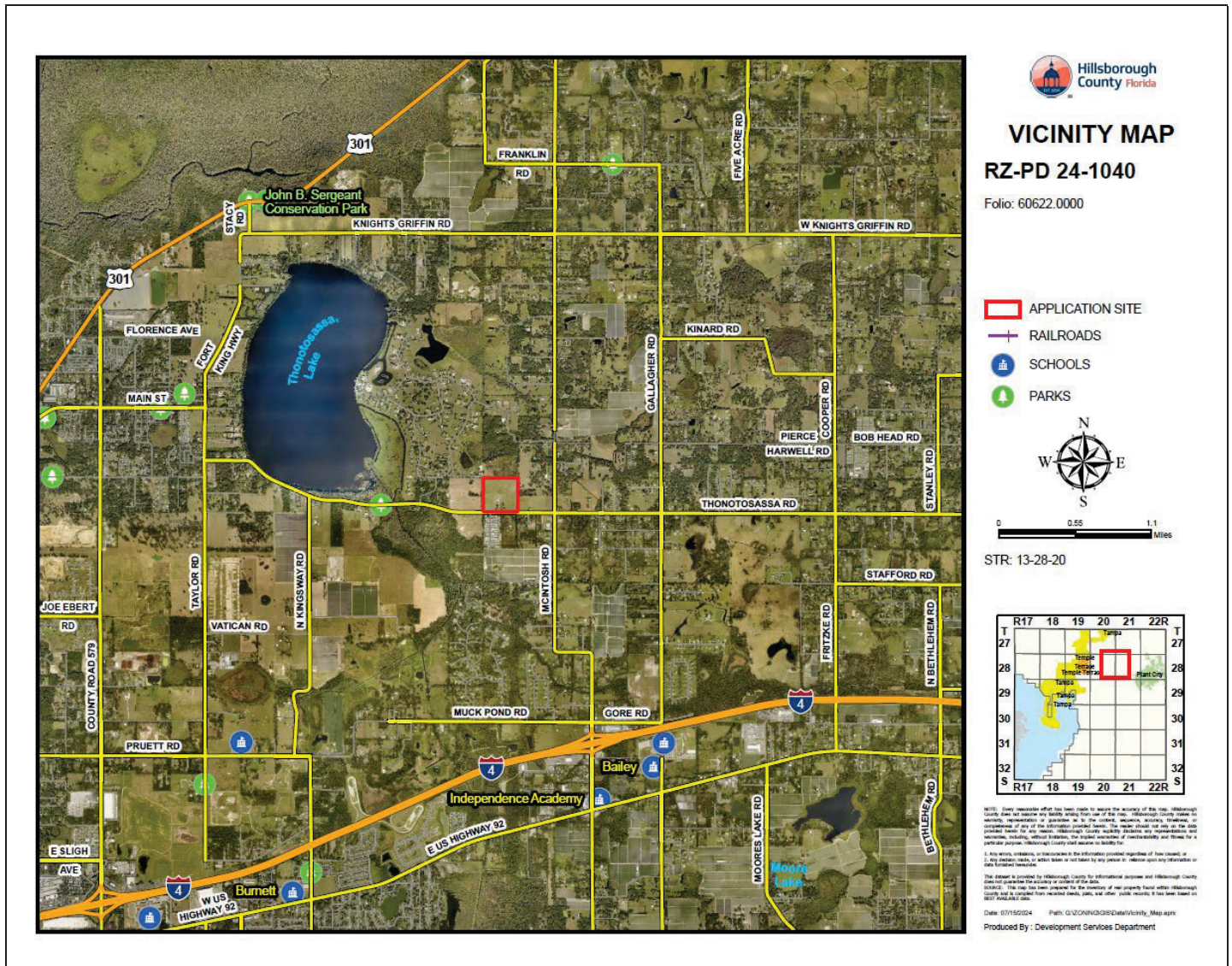
Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	5 AC / 150'	1 AC / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

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Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

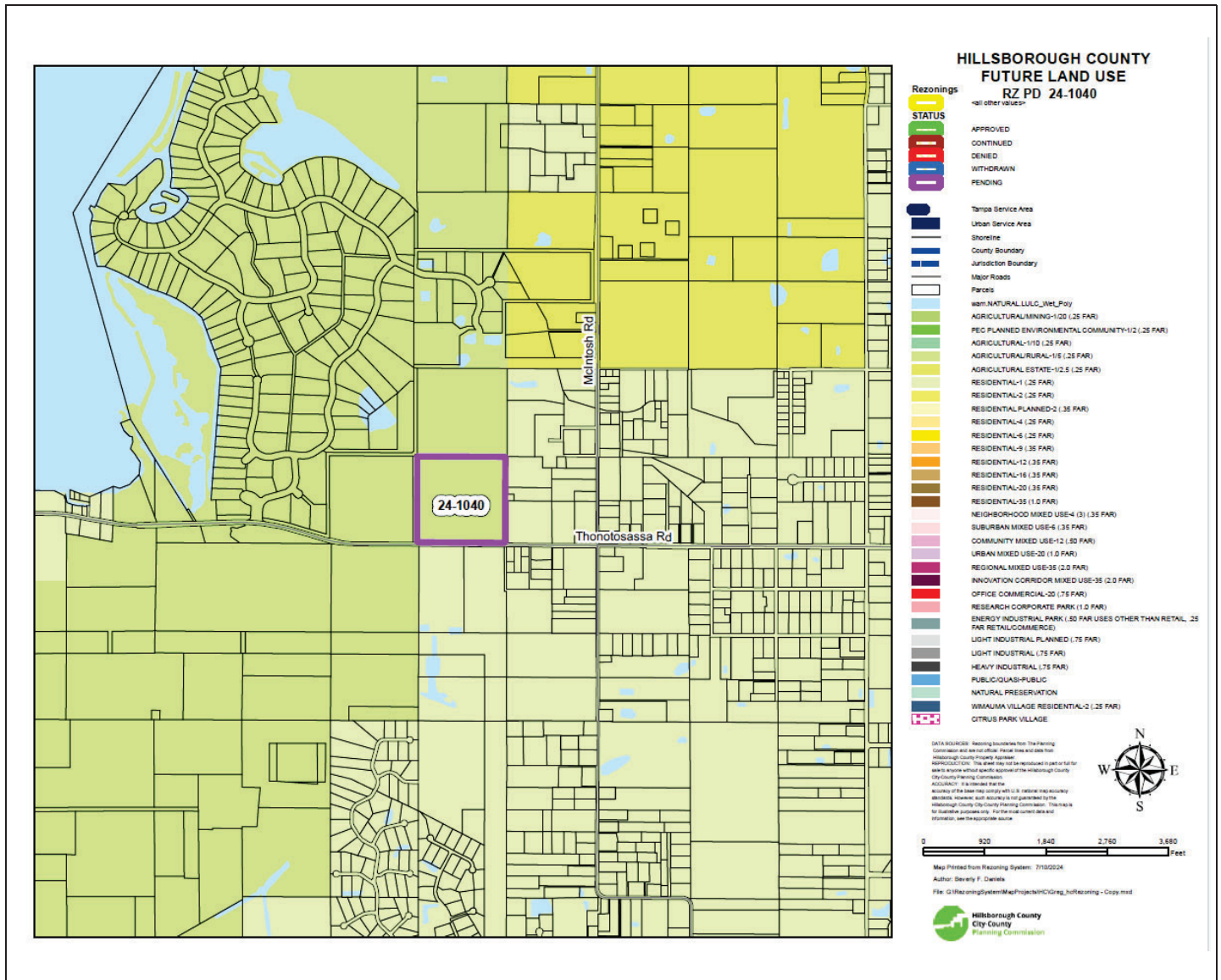


Context of Surrounding Area:

The parcel is located along Thonotosassa Rd., a 2 lane divided Major Road, with agriculturally zoned properties and a residential single family development. To the south is a mobile home park zoned PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

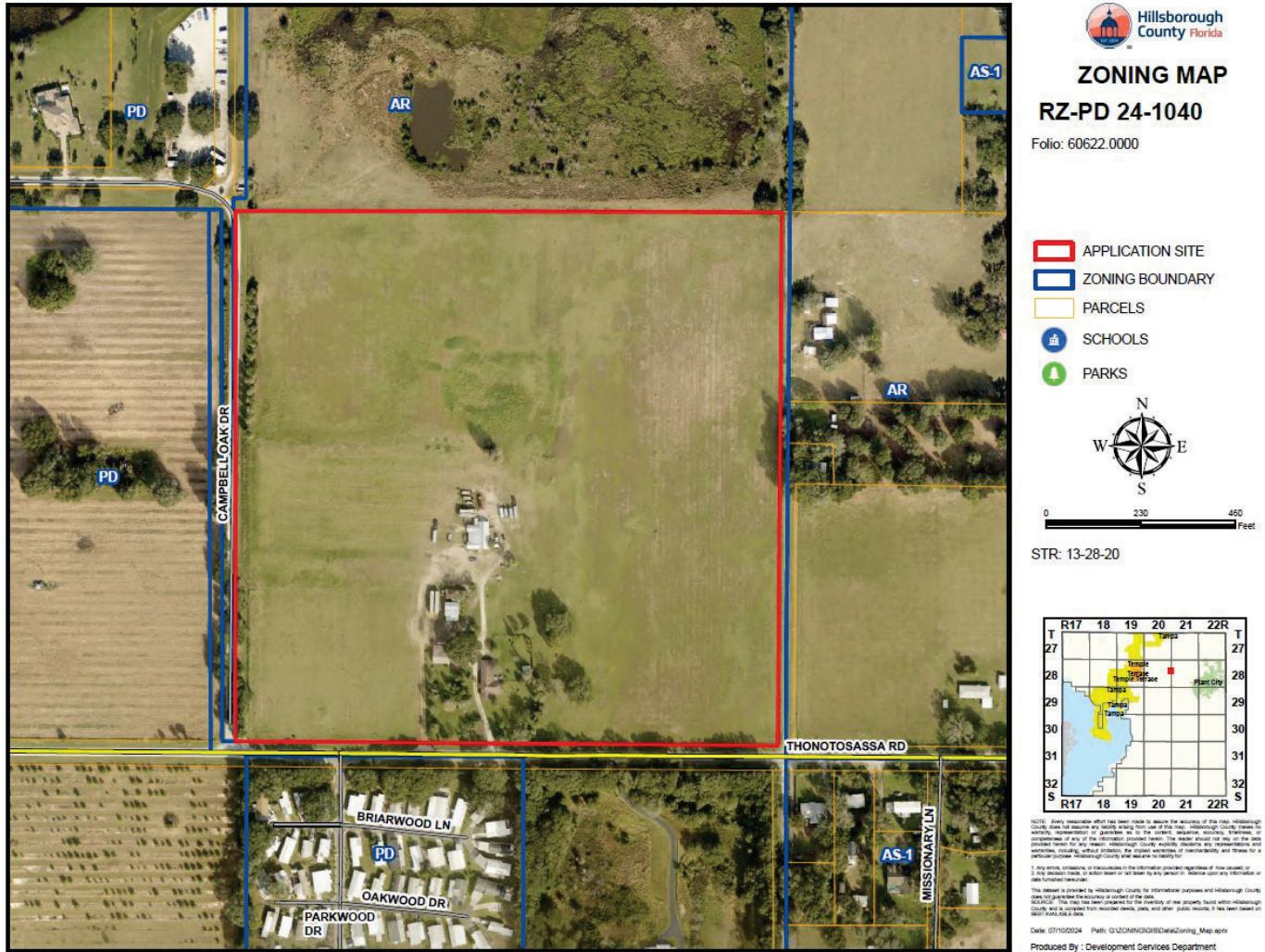
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-1
Maximum Density/F.A.R.:	RES-1 max. density: 1 DU/AC
Typical Uses:	RES-1: Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

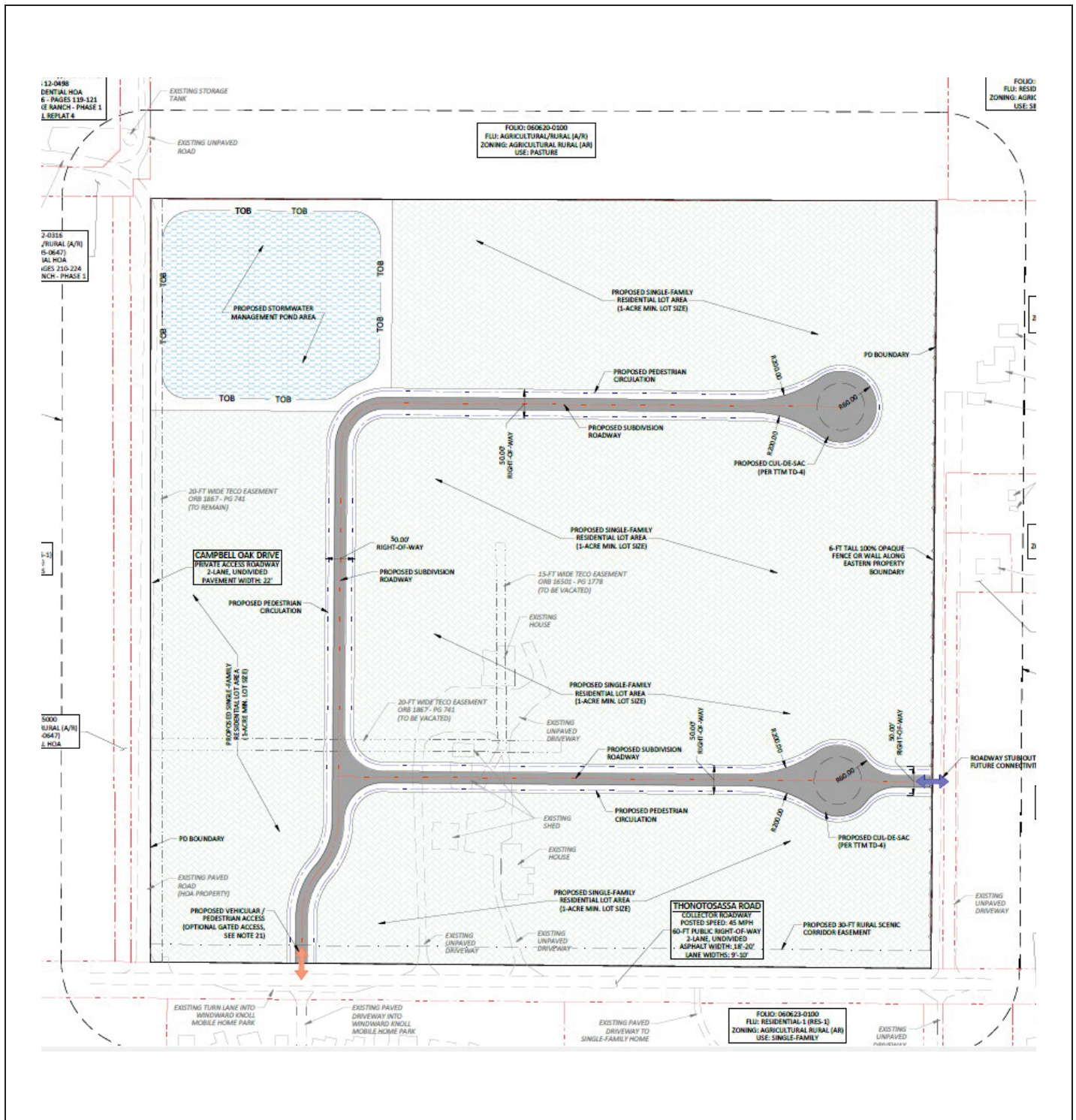


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	0.2 DU/AC	Agricultural, residential	Agricultural
South	PD 79-0169, AR	7 DU/AC (140 mobile home units/ 20 AC) 0.2 DU/AC	Mobile Home Park (140 units), Agricultural, residential	Single Family residential, Agricultural
East	AR	0.2 DU/AC	Agricultural, residential	Single Family residential
West	PD	0.73 DU/AC	Single Family Residential	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)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Thonotosassa Rd	County Collector - Urban	2 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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	333	25	32
Difference (+/-)	+267	+18	+25

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South	X	Choose an item.	None	Meets LDC
East		Choose an item.	Vehicular & Pedestrian	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Thonotosassa Rd/ Substandard Roadway	Design Exception Requested	Approvable
Thonotosassa Rd/ Access Spacing	Administrative Variance Requested	Approvable
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	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 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 type="checkbox"/> Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
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 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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Accessory Dwellings also subjected to impact fees (estimated at 899 s.f.) Mobility: \$8,178 Parks: \$1,368 School: \$1,645 Fire: \$335 Total per House: \$11,526				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <div><div><div><input type="checkbox"/> Meets Locational Criteria</div><div><input checked="" type="checkbox"/> N/A</div></div><div><div><input type="checkbox"/> Locational Criteria Waiver Requested</div><div><input type="checkbox"/> N/A</div></div><div><div><input type="checkbox"/> Minimum Density Met</div><div><input type="checkbox"/> N/A</div></div><div><div><input type="checkbox"/> Density Bonus Requested</div><div></div></div></div>	<div><div><input checked="" type="checkbox"/> Yes</div><div><input type="checkbox"/> No</div></div>	<div><div><input type="checkbox"/> Inconsistent</div><div><input checked="" type="checkbox"/> Consistent</div></div>	<div><div><input type="checkbox"/> Yes</div><div><input checked="" type="checkbox"/> No</div></div>	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 0.76 DU/AC density is under the 1 DU/AC Maximum density allowable in the RES-1 Comprehensive Plan category. Furthermore, the adjacent development to the west was approved for a 0.73 DU/AC, comparable with the proposed 0.76 DU/AC.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 11, 2024.

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to remove the note #1 on the site plan that states: "The development shall follow the design standards for the RSC-2 zoning district, unless otherwise modified herewith".

1. The project shall be permitted a maximum of 30 single family conventional units. In addition, the following uses shall be permitted: Accessory dwellings, Accessory structures, and Detached garages. Backyard chickens shall be allowed subject to LDC Sec. 6.11.129 provisions. Interim agricultural uses, the two existing single family dwelling units, and the existing sheds shall also be permitted subject to the AR zoning district standards.

2. The project shall be developed in accordance with the following development standards:

- Minimum Lot Size: 1 Acre
- Minimum Lot Width: 150-Feet
- Minimum Front Setback: 25-Feet
- Minimum Side Building Setbacks: 7.5-Feet
- Minimum Rear Yard Setback: 25-Feet
- Corner lot front yard functioning as a side yard: 25 feet
- Corner lot side yard functioning as a rear yard: 25 feet
- Maximum Impervious coverage: 50%
- Maximum building Height: 35- feet
- No Maximum Building Coverage shall be applicable

2.1. Accessory Dwellings shall meet LDC Sec. 6.11.02 provisions. However, the maximum living space shall be as follows: 1200 square feet or 25 percent of the living space in the principal dwelling on the lot, whichever is less.

2.2. Accessory structures, including Detached garages shall meet LDC Sec. 6.11.04 provisions.

3. A 30-foot Wide Rural Scenic Corridor easement shall be provided along the Thonotosassa Rd. right of way, which shall be left in a natural state. Stormwater ponds cannot be located within the Rural Scenic Corridor. No Buffering or Screening shall be required to the west, east or northern PD boundaries. However Developer shall provide a screening fence or wall along the eastern property boundary, the type of which shall be at the Developer's choosing and shall be determined at the time of construction approval. At the Developer choosing, the project may provide fencing or walls around the other project boundaries. The exact location and type of such, if proposed, shall be determined at time of construction plan approval. The type of fence or wall shall be at the Developer's choosing and determined at the time of construction approval. Any fence or wall shall comply with height requirements of LDC 6.07.00. Materials may include masonry, wood, PVC. Black, powder coated aluminum, or a similar material shall also be permitted as long as they are constructed in a workmanlike manner and are of sound and sturdy construction.

4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

5. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

6. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

7. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

8. If PD 24-1040 is approved, the County Engineer will approve a Design Exception request (dated August 28, 2024, and was found approvable by the County Engineer (on November 4, 2024) for the Thonotosassa Road substandard road improvements. As Thonotosassa Road is a substandard collector roadway, the developer will be required to make specific improvements to Thonotosassa Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall:

a. The Developer shall widen Thonotosassa Road from the project access to McIntosh Road to 10-foot lanes. This includes milling and resurfacing the roadway.

9. If PD 24-1040 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated August 28, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on November 4, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Thonotosassa Road as follows:

a. For the project driveway connection, a variance of +/- 100 feet from the closest driveway to the west on the north side of the roadway, resulting in an access spacing of +/- 230ft.

10. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

11. The project shall be served by one (1) full-access connection to Thonotosassa Road.

12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

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Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

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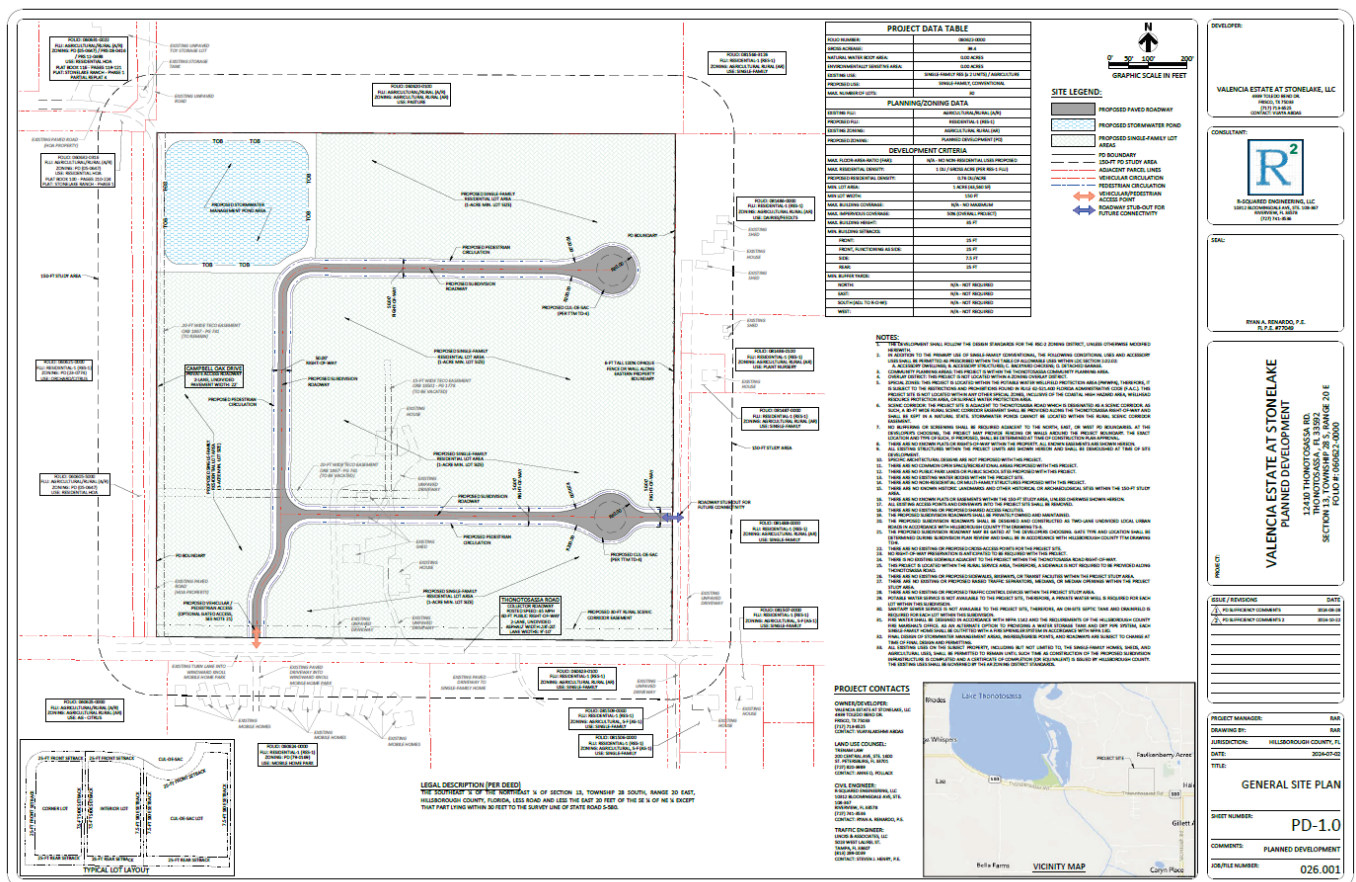
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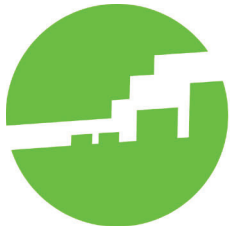
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: March 24, 2025 Report Prepared: March 13, 2025	Case Number: PD 24-1040 Folio(s): 60622.0000 General Location: East side of Campbell Oak Road, south of Stonelake Ranch Boulevard, west of McIntosh Road and north of Thonotosassa Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Agricultural/Rural-1/5 (AR-1/5) (1 du/5 ga, 0.25 FAR) *Pending HC/CPA 24-27 to Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan(s)	Thonotosassa
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to allow for 30 single family units, accessory dwellings units (ADU), accessory structures, chickens and detached garages
Parcel Size	+/- 39.4 acres
Street Functional Classification	Cambell Oak Road – Local McIntosh Road – County Collector Thonotosassa Road – County Collector Stonelake Ranch Boulevard – Local

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	Agricultural/Rural-1/5	AR	Single-Family Residential
North	Agricultural/Rural-1/5	AR	Agricultural
South	Residential-1	AR + PD	Single-Family Residential + Mobile Home Park
East	Residential-1	AR	Agricultural + Single-Family Residential
West	Agricultural/Rural-1/5	AR + PD	Agricultural

Staff Analysis of Goals, Objectives and Policies:

The 39.4 ± acre subject site is generally located north of Thonotosassa Road, south of Stonelake Ranch Boulevard, west of McIntosh Road and east of Campbell Oak Drive. The subject site is in the rural area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone to a Planned Development (PD) to allow for 30 single family units, and associated accessory dwellings units (ADU), accessory structures, chickens and detached garages.

The subject site is in the Agricultural/Rural-1/5 (AR-1/5) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Residential-1 (RES-1). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 24-27. On November 18, 2024, the Planning Commission found the proposed Plan Amendment to be consistent with the Unincorporated Hillsborough County Comprehensive Plan. Residential-1 (RES-1) Future Land Use category can be considered for a maximum density of 1 dwelling unit per gross acre and a maximum intensity of 0.25 FAR. Applicant is proposing 30 residential units, however, RES-1 would allow

up to 39 residential units. The RES-1 category designates areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include 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. The analysis provided throughout this staff report is based on the pending RES-1 Future Land Use.

According to Objective 4 of the Future Land Use Element of the Comprehensive Plan (FLUE), 20% of the growth in the region will occur in the Rural Area. Per Policy 4.1, densities in the rural areas shall be no higher than 1 du/5 ga unless identified on the Future Land Use as a suburban enclave, planned village, PEC ½ or rural community with higher densities. Per Policy 4.2, rural communities with higher densities such as suburban enclaves or the Planned Village areas of Residential Planned-2 (RP-2) and Wimauma Village Residential-2 (WVR-2). The plan amendment change to Residential-1 would designate the site as a suburban enclave at a 1 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. Additionally, the applicant will be utilizing private wells and septic tanks and therefore is consistent with Objective 4.3 and its policies which limit public potable water and wastewater lines from being extended into the Rural Area.

Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of single-family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and agricultural uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are low density single family large lot residential dwellings and agricultural uses. Policy 16.10 states that “any density increase shall be compatible with existing, proposed or planned surrounding development.” In this case, the scale of development allowed by the RES-1 category in the Rural Area has a suburban scale character with large lot sizes. The proposed approximately 1-acre minimum lot sizes for residential would be compatible with 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). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Community Design Component (CDC) of the FLUE provides policy direction regarding residential development in the rural area. Goal 7, Objective 7-1 and its accompanying policies seek to preserve rural residential areas as a viable alternative to urban and suburban areas. Goal 12 and Objective 12-1 of the CDC directs new development to relate to the predominant character of its surroundings and be designed to be compatible with the area. As the surrounding land use pattern is primarily agricultural and low density rural residential in character, the proposed rezoning would meet the intent of preserving rural residential lifestyles.

The site is located within the limits of the Thonotosassa Community Plan. The proposal meets the plan strategy which requires minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories. The interim agricultural use for the site meets the plan’s intent to support agricultural uses in the community. The rezoning also meets the intent of Goal 3 by providing a low density rural residential use and meets the intent of the Thonotosassa Community Plan.

Overall, staff finds that the proposed use and density would be compatible with development in the Rural Area. The Planned Development would allow for residential 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan Subject to the conditions set by the Development Services Department*.

The proposed Planned Development is running concurrently with HC/CPA 24-27, which proposes to amend the Future Land Use designation to Residential-1 (RES-1). Based upon the applicant requesting the rezoning run concurrently with the plan amendment, as such, Planning Commission staff is reviewing the requested rezoning under the proposed Future Land Use category. The proposal was found to be consistent during the Planning Commission public hearing.

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

FUTURE LAND USE ELEMENT

Rural Area

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.*

Policy 4.2: *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

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.*

Policy 13.6: *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

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 16.2: *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 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

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)

1.4 Rural Pattern Characteristics

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (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 or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows

Rural Development Pattern

- Predominance of agricultural use and agriculture related industry
- Predominance of undeveloped natural areas
- Very dispersed general pattern
- Widely scattered small-scale convenience-oriented retail
- Little employment available outside of agriculture/mining
- Large scale land-intensive public uses tend to locate in rural settings
- Residential uses are often on lots five (5) acres or larger

4.0 Community Level Design

4.1 Rural Residential Character

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

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.

Policy 7-1.1: Preserve natural areas in rural residential lot development.

Policy 7-1.2: Vary lot size in order to encourage diversity of housing product types and respect natural resources.

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.

One Water Section

Objective 4.3: Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.

Policy 4.3.1: Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:

- a. Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;
- b. Serve a project that has established vested rights for the use of these facilities;
- c. Address a public health hazard documented by the Health Department or other regulatory agency;
- d. Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;
- e. Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:

(1) New Development:

- a) Be the subject of an approved Planned Development Zoning;
- b) Contain building lots of not less than one-half (1/2) acre each;
- c) Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);
- d) Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and
- e) Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).

(2) Existing Development:

a) Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).

(3) Provisions 4.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone-Odesa Community Plan.

(4) Utilization of this provision could result in clustered development, achieving a greater amount of common open space in a project than projects using wells/septic systems. Such open space shall be identified on the zoning site plan as permanent conservation either through platting or other mechanism approved by Hillsborough County.

Policy 4.3.2: *Connections to existing water/wastewater systems in the Rural Area may be considered on a very limited basis, so long as such connections do not foster a development pattern that is in conflict with other Plan policies. The intent of this policy is to allow some utilization of existing infrastructure for those properties located along existing lines, not to allow extensions to those systems. Details of implementation shall be outlined in the LDC. Connections to the Limited Access Transmission Main are prohibited.*

Environmental and Sustainability Section

Objective 3.5: *Apply adopted criteria, standards, methodologies, and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Policy 3.8.5: *Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

3. Rural Character, Open Space and Agriculture – *Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.*

4. Diversity of People, Housing and Uses – *Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.*

Comprehensive Plan Strategies

- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*
- *Protect the area's rural character.*
- *Support agricultural uses throughout the community.*
- *Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.*

FIGURE 4

UNINCORPORATED HILLSBOROUGH COUNTY
ADOPTED FUTURE LAND USE

HC/CPA 24-27

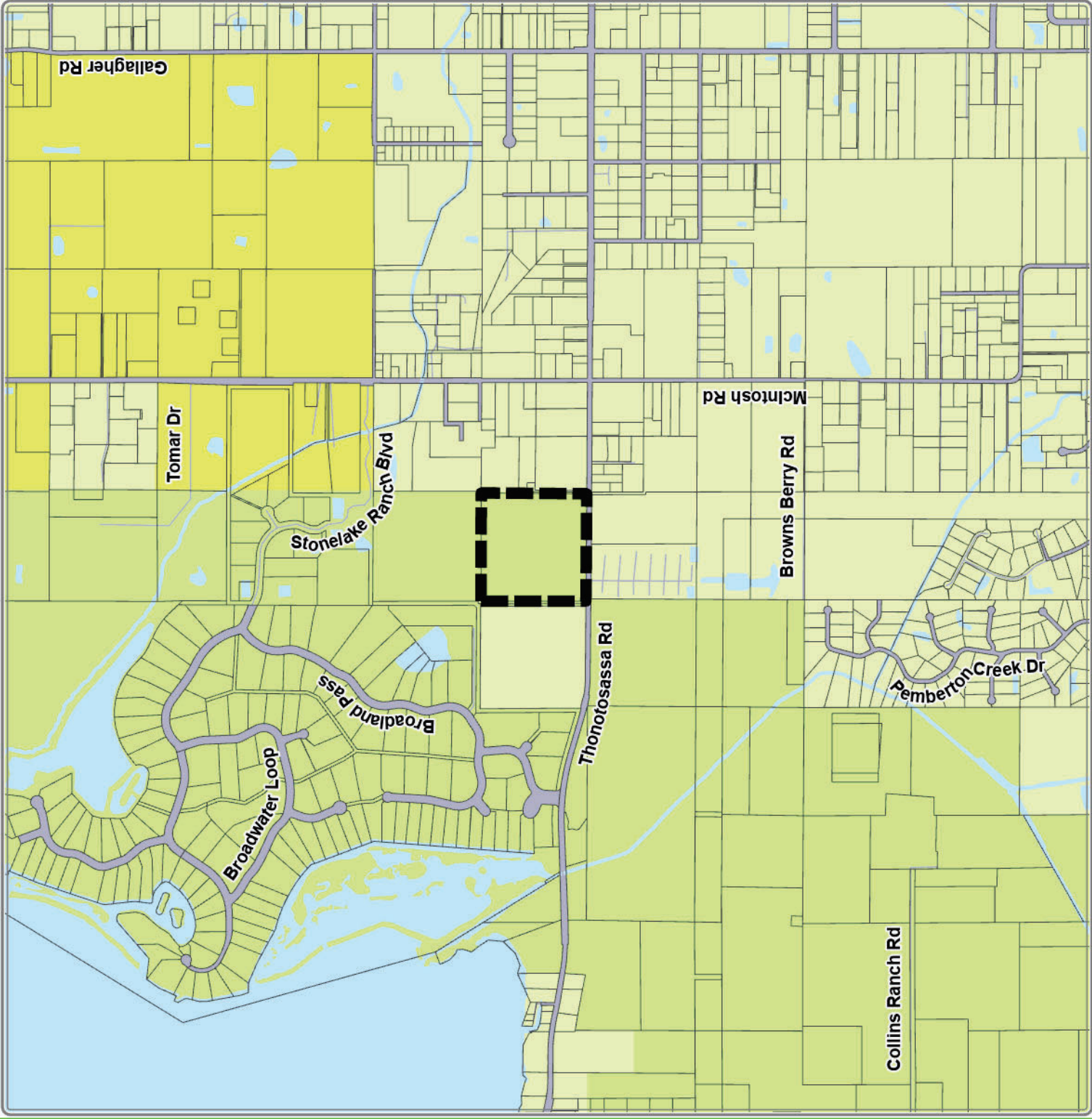
LEGEND

- PLAN AMENDMENT BOUNDARY**
- HILLSBOROUGH FUTURE LAND USE**
- AGRICULTURAL/MINING-1/20
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2
 - AGRICULTURAL-1/10
 - AGRICULTURAL/RURAL-1/5
 - AGRICULTURAL ESTATE-1/2.5
 - RESIDENTIAL-1
 - RESIDENTIAL-2
 - RESIDENTIAL PLANNED-2
 - RESIDENTIAL-4
 - RESIDENTIAL-6
 - RESIDENTIAL-9
 - RESIDENTIAL-12
 - RESIDENTIAL-16
 - RESIDENTIAL-20
 - RESIDENTIAL-35
 - NEIGHBORHOOD MIXED USE-4 (3)
 - SUBURBAN MIXED USE-6
 - COMMUNITY MIXED USE-12
 - URBAN MIXED USE-20
 - REGIONAL MIXED USE-35
 - INNOVATION CORRIDOR MIXED USE-35
 - OFFICE COMMERCIAL-20
 - RESEARCH CORPORATE PARK
 - ENERGY INDUSTRIAL PARK
 - LIGHT INDUSTRIAL PLANNED
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - PUBLIC/QUASE-PUBLIC
 - NATURAL PRESERVATION
 - WINDMILL VILLAGE RESIDENTIAL-2
 - CITRUS PARK VILLAGE

ROADS AND BOUNDARY LINES

- JURISDICTION BOUNDARY
- COUNTY BOUNDARY
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA

FUTURE LAND USE: Hillsborough County City-County Planning Commission
PARCELS: Hillsborough County Property Appraiser
JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission
URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission
ACCURACY: It is stated that the accuracy of the base map complies with U.S. map accuracy standards. However, the accuracy of the future land use map is not guaranteed by the Hillsborough County City-County Planning Commission.





PRIOR RECORD

CAPTIONING
FEBRUARY 13, 2025
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING

*****This is not an official, verbatim transcript of the
***following meeting. It should be used for informational
***purposes only. This document has not been edited;
***therefore, there may be additions, deletions, or words
***that did not translate.**

>> KEN HAGAN: GOOD EVENING AND WELCOME TO THE BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING. THE BOARD OF COUNTY COMMISSIONERS WILL CONSIDER THE TRANSMITTAL AND ADOPTION OF TEXT AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN THIS EVENING.

THE BOARD WILL ALSO CONSIDER A SMALL SCALE FUTURE LAND USE AMENDMENT WITH A RELATED REZONING.

FOR THE ITEMS BEING CONSIDERED FOR TRANSMITTAL TO THE STATE AND OTHER AGENCIES FOR REVIEW, PLEASE NOTE THAT THE BOARD WILL HOLD A SECOND PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE AMENDMENTS.

BEFORE WE BEGIN, THE COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING, ACTION IS REQUIRED ON A REQUEST TO REMAND APPLICATION RZ24-1040.

AT THIS TIME, I WOULD REQUEST THAT A MOTION TO REMAND APPLICATION RZ24-1040 TO THE MARCH 24th, 2025, ZONING HEARING MASTER HEARING AT 6:00 P.M.

MOTION BY COMMISSIONER COHEN, SECOND, COMMISSIONER BOLES.

PLEASE RECORD YOUR VOTE.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: BEFORE I HAVE THE PLANNING COMMISSION INTRODUCE THE FIRST ITEM, BOARD MEMBERS AS OF 5:45, WE HAD 55 INDIVIDUALS SIGN UP TO SPEAK FOR PUBLIC COMMENT, AND I KNOW MORE HAVE SIGNED UP SINCE THEN.

CONSISTENT WITH HOW WE'VE HANDLED LARGE CROWDS IN THE PAST, I WOULD SUGGEST THAT WE MOVE EACH PERSON BE GIVEN TWO MINUTES IF THAT'S THE PLEASURE OF THE BOARD.

MOTION FOR EACH SPEAKER TO BE GIVEN TWO MINUTES BY COMMISSIONER BOLES, SECOND, COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE.

>> MOTION CARRIED 6-0.

COMMISSIONER WOSTAL VOTED NO.

>> KEN HAGAN: ALL RIGHT.

PLANNING COMMISSION, PLEASE INTRODUCE THE FIRST ITEM.

>> EXCUSE ME, SORRY, THAT WAS 6-1.

COMMISSIONER WOSTAL VOTED NO.

>> THANK YOU.

GOOD EVENING, EVERYONE.

MELISSA LIENHARD, PLANNING COMMISSION STAFF.

FOR ITEMS A.1 AND A.2, SINCE THEY ARE RELATED THOUGH VOTED ON SEPARATELY WE WILL HAVE THE PRESENTATION GO TOGETHER, AND

APPLICATION: PD 24-1040

ZHM HEARING DATE: December 16, 2024

CPA MEETING DATE: February 13, 2025

CASE REVIEWER: Tania C. Chapela

The application is out of order to proceed and is being remanded to the March 24, 2025 Zoning Hearing Master Hearing.

Zoning
Administrator
Sign-off:

J. Brian Grady

REZONING RESULT

C/W 7/0
Approved

- | | | |
|-----------|--|---|
| 1. | Application Number:
Applicant:
Location:

Folio Number:

Acreage:
Comprehensive Plan:
Service Area:
Community Plan
Existing Zoning:
Request:
<u>RECOMMENDATION:</u>
Zoning Hearing Master:
Development Services:
Planning Commission: | RZ-PD 24-0707
KMDGR INVESTMENTS LLC & GLH ENT.
570ft N of Channing Park Rd & Boyette Rd
Intersection, & W Side of Boyette Rd.
88426.0000, 88426.0100, 88426.0200 &
88436.5106
24.93 acres, more or less
RES-2
Urban
SouthShore Areawide Systems
PD (20-0394) & AR
Rezone to PD

Approval
Approvable, Subject to Conditions
Consistent with Plan |
| 2. | RZ-PD 24-1040
The application is out of order to proceed and is being remanded to the March 24, 2025 Zoning
Hearing Master Hearing. | Anne Pollack, Trenam Law |