

**Rezoning Application:** PD 24-1262  
**Zoning Hearing Master Date:** January 14, 2025  
**BOCC Land Use Meeting Date:** March 11, 2025



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Robert and Rebecca Mixon  
**FLU Category:** Residential – 1 (Res – 1)  
**Service Area:** Rural  
**Site Acreage:** 9.22  
**Community Plan Area:** Thonotosassa  
**Overlay:** None



### Introduction Summary:

The applicant is requesting to rezone the Property from Agricultural Rural (AR) to Planned Development (PD) to allow for a mixed-use development that would include agriculture and related uses, such as a farm-to-table restaurant, alcoholic beverages (with Conditional and/or Special Use Permit), food market, microbrewery, farmers market, seasonal sales, passive recreation, and private stables as allowable uses.

Zoning	Existing	Proposed
District	AR	PD 24-1262
Typical General Use	Single-Family Residential/Agricultural	Agricultural, eating and drinking establishment, indoor/outdoor sales complex, micro-brewery, banquet and reception hall, general business
Acreage	9.22	9.22
Density/Intensity	1 unit per 5 acres	One 1-acre unit per 9.22 Acres/FAR: 0.084 (8.22 Acres)
Mathematical Maximum*	1 unit/GFA: NA	1 Dwelling/30,000 SF GFA (Res-1 FLU maximum)

\*number represents a pre-development approximation

Development Standards	Existing	Proposed		
		PD 24-1262		
District	AR	POD A Residential	POD A Non-Residential	POD B
Lot Size / Lot Width	5 Acres / 150'	1 Acre/100'	5.74 Acres/NA	2.48 Acres/NA
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Side	50' Front 50' Rear 25' Side	Fronts (N&E): 50'/20'B Side (S): 50'/20'B Side (W): 75' Tree Preservation/20'B	Front: 50' Side: NA Rear: NA
Height	50'	35'	35'	40'

### Additional Information:

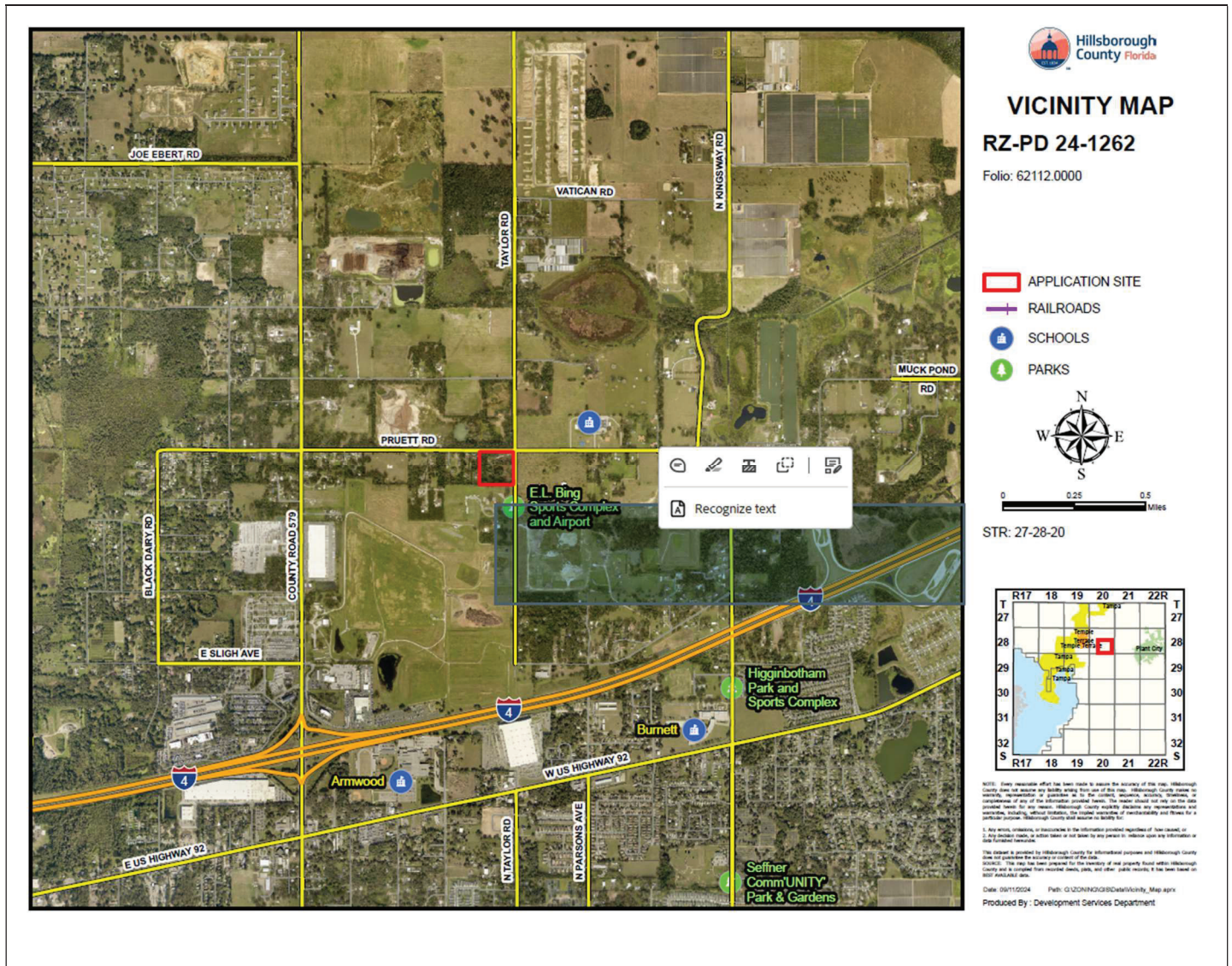
PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

**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



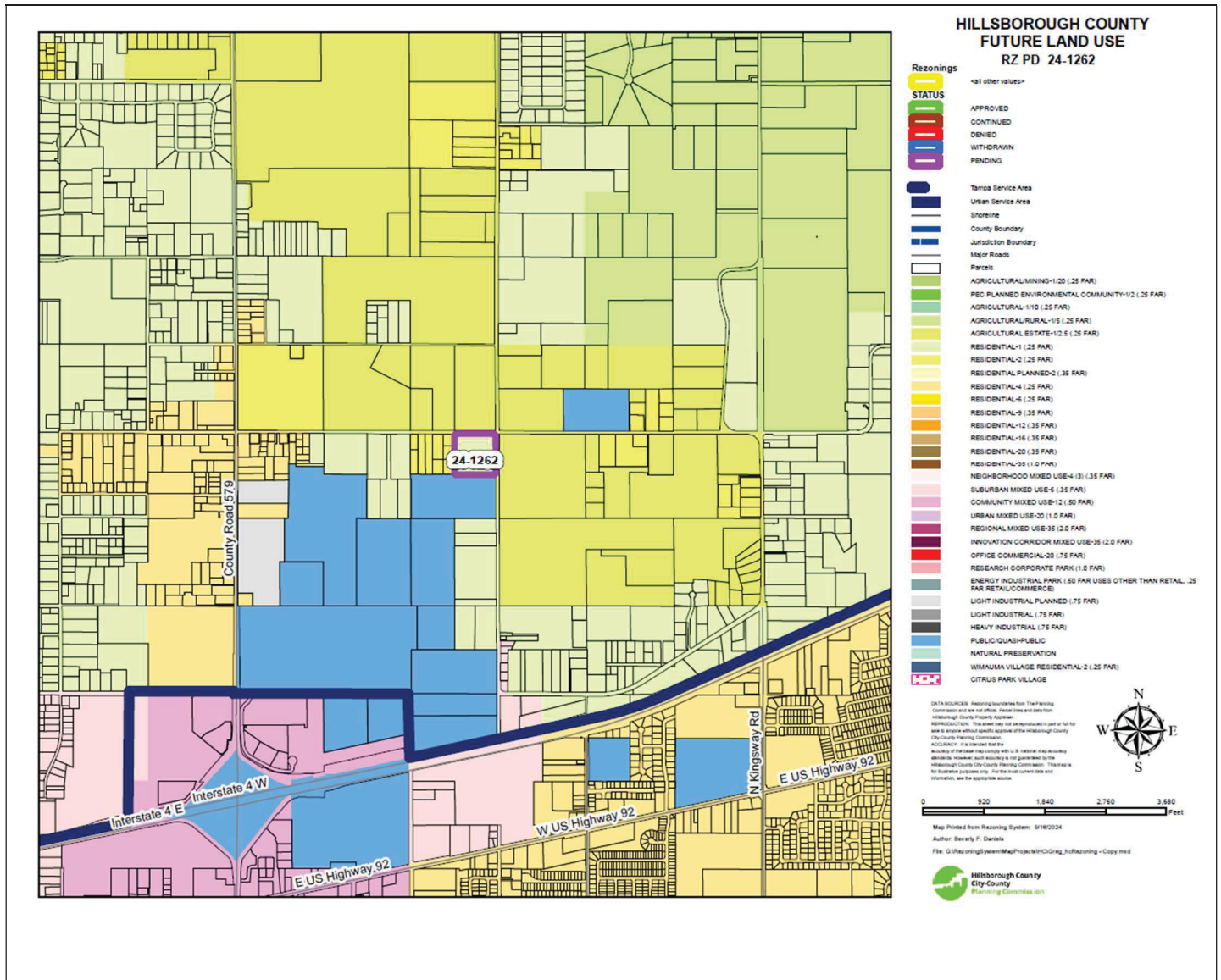
#### Context of Surrounding Area:

The majority of the properties in the area are zoned and developed for agriculture and rural single-family use. Other significant uses in the area include a 19.7-acre public park that abuts the subject property to the south, an elementary school approximately 1,000 feet to the east, a 40-acre paint ball park approximately one-half of mile to the east, a yard waste composting facility approximately 885 feet to the west, and, County owned, Hillsborough Heights collection center and household hazardous waste collection center.



## 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/FAR	1 dwelling per acre 0.25 FAR up to 30,000 SF GFA
Typical Uses	Farms, ranches, residential, rural scale neighborhood commercial, office and multi-purpose projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

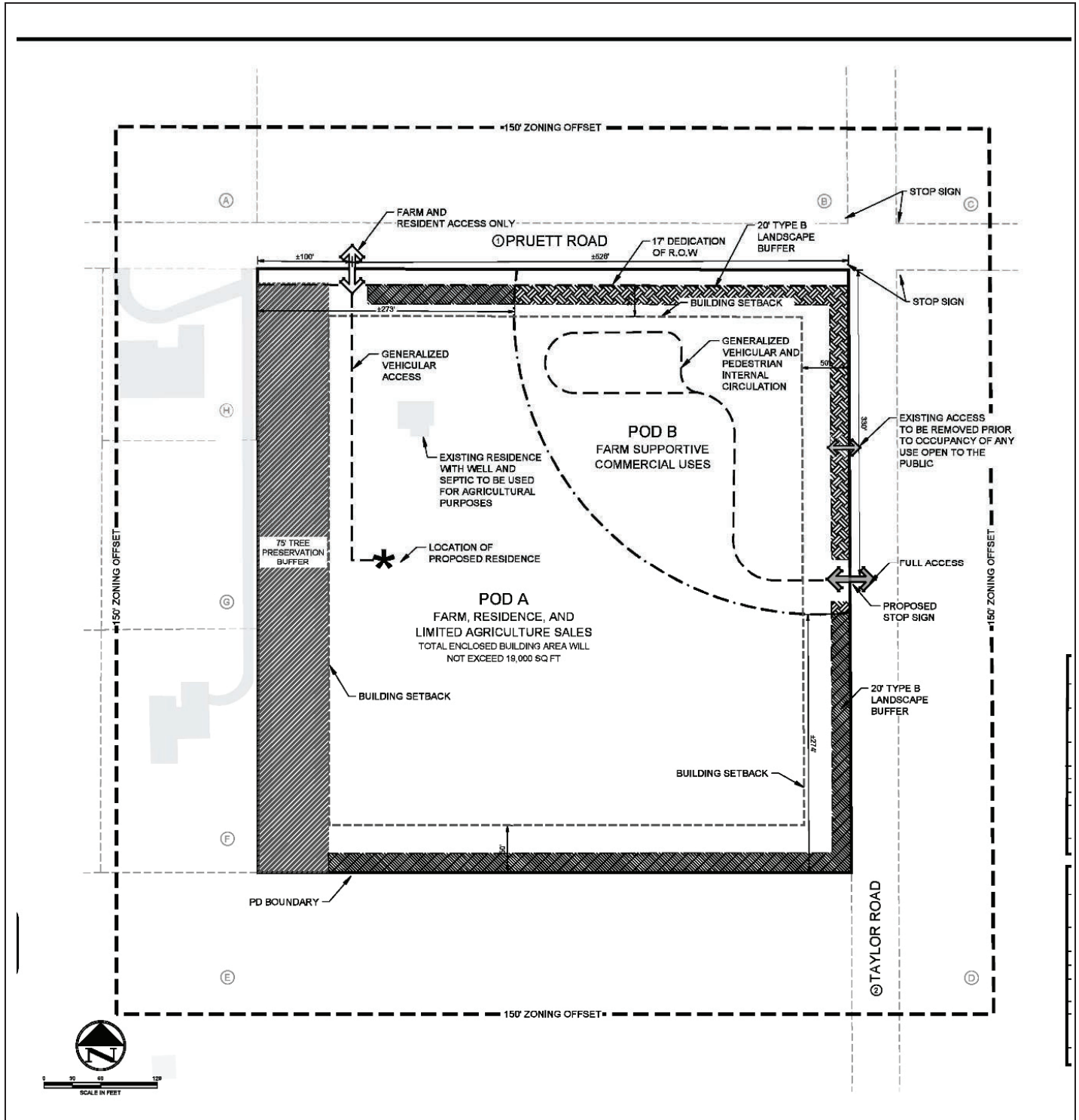
### 2.3 Immediate Area Map



## Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Undeveloped (DOT owned)
South	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Public Park
East	AR	1 dwelling per 5 acres FAR: NA	Agricultural and Single-family Residential	Agriculture
West	AS-1	1 dwelling per acre FAR: NA	Agricultural and Single-family Residential	Single-family Residential and Undeveloped
	RSC-2	2 dwellings per acre FAR: NA	Single-family Residential, Conventional	Single-family Residential



**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)

**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
Pruett Rd.	County Collector - Rural	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 checked="" type="checkbox"/> Other – ROW Dedication
Taylor Rd.	County Collector - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	9	1	1
Proposed	855	53	60
Difference (+/-)	(+) 846	(+) 52	(+) 59

\*Trips reported are based on gross 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	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance** ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Pruett Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		



## 4.0 ADDITIONAL SITE INFORMATION &amp; 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	
Environmental Services	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees:</b> Where right-of-way width varies, the locations of the minimum and maximum widths shall be shown and dimensions provided.				
<b>Single Family Detached</b> <b>(Fee estimated based on 2,000 SF)</b>	<b>Farmer's Market</b> <b>(per 1,000 SF)</b>	<b>High-Turnover Restaurant (per 1,000 SF)</b>	<b>Event Facility (Does not apply, applicant removed special event use, estimate based on church rate, per 1,000 SF)</b>	
Mobility: \$ 9,183 Parks: \$ 2,145 Fire: <u>\$ 313</u> Total per unit: \$19,890	Mobility: \$14,568 Fire: \$ 313	Mobility: \$51,533 Fire: \$ 313	Mobility: \$5,379 Fire: \$ 313	

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



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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Staff finds the design elements of the proposed development plan, which include a 75 -foot buffer from residential to west, 20' Type B buffers along the right-of-way boundaries and adjoining public park to the south, and the 30,000 square foot limit of total building area, sufficiently mitigate the potential impacts to the area and is compatible with the zoning and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff recommends approval subject to conditions.

## 6.0 PROPOSED CONDITIONS

Prior to certification, the applicant shall revise to the general development plan to: change eating establishments to eating establishments without drive-through facilities,

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 20, 2024.

### 1. Development shall be restricted to the following uses.

#### 1.1 Pod A: "Farm, Residence and Limited Agriculture Related Sales"

Agriculture

Agricultural equipment storage

Agricultural manufacturing

Agricultural stands, to include a farmer's markets per the definition of agricultural stand, in accordance with LDC, Sec. 6.11.09

Agricultural related structures not to exceed 19,000 SF of gross floor area

Animal production unit, Type 1 and 2 in accordance with LDC, Sec. 6.11.15

Beekeeping

Private stables

Recreational, passive

Seasonal sales lot, in accordance with condition 2.5

Single-family residence, conventional (1)

#### 1.2 Pod B: "Farm Supportive Commercial"

Agricultural stands, to include a farmer's markets per the definition of agricultural stand, in accordance with LDC, Sec. 6.11.09

Alcoholic beverages, in accordance with LDC, Section 6.11.11.

Eating establishment without drive-through facilities, not to exceed 4,800 SF combined of gross floor area.

Food product stores

Microbrewery in accordance with LDC, Sec. 6.11.11

Recreational, passive

Seasonal sales lot, in accordance with condition 2.5

### 2. Development standards shall be as follows:

#### 2.1 Buffering and screening requirements

2.1.1 The buffer along the western boundary shall consist of the 75-foot tree preservation buffer as depicted on the general site plan; any gaps in the existing vegetation must be filled in with new plant material to meet the Type "C" screening requirements of LDC, Section 6.06.06.

2.1.2 A 20-foot-wide buffer with Type B screening is required along the north, south, and east property boundaries in accordance with LDC, Section 6.06.06. The screening along the Rights-of-Way and within the front yard setbacks shall include a six-foot high hedge.



- 2.2 Total gross floor area of nonresidential roofed structures having three or more walls designed or intended for the support, shelter, or enclosure or protection of persons, animals, or property shall not exceed 30,000 square feet, in accordance with Residential – 1 future land use restrictions.
- 2.3 Pod A development requirements:
  - 2.3.1 The conventional single-family residence may only be constructed within Pod A on a platted lot containing at least 43,560 SF, not including right-of-way dedication, and having at least 100 feet of frontage along Pruett Road.
  - 2.3.2 Minimum residential setbacks
    - Front (Pruett Road): 50 feet (33 feet after 17-foot R.O.W. dedication)
    - Rear: 50 feet (from platted lot boundary)
    - Sides : 50 feet (from platted lot boundaries); 75 from east property boundary of the planned development and 50 feet from Taylor Road.
  - 2.3.3 Maximum residential building height: 35 feet
  - 2.3.4 Maximum agricultural building height: 50 feet
    - Maximum building coverage: 30%
  - 2.3.5 Agricultural uses shall comply with AR zoning district development standards, unless otherwise stated herein.
  - 2.3.6 Total building area shall not exceed 19,000 square feet.
- 2.4 Pod B Development Requirements
  - 2.4.1 Minimum setbacks
    - Front (Taylor Road): 50 feet
    - Front (Pruett Road): 50 feet (33 feet after 17-foot R.O.W. dedication)
    - Sides and Rear: NA
  - 2.4.2 Minimum Building Separation: 15 feet
  - 2.4.3 Maximum building height: 40 feet
  - 2.4.4 Maximum building coverage: 20%
  - 2.4.5 Maximum impervious surface area: 60%
  - 2.4.6 Unless specified otherwise herein, agricultural uses shall comply with AR zoning development standards requirements.
- 2.5 Seasonal Sales Lots Requirements
  - 2.5.1 All parking shall be on-site
  - 2.5.2 Seasonal sales shall be limited to the hours of 7:00 AM and 9:00 PM
  - 2.5.3 Signage shall be in accordance with Article 7 of the Land Development Code.
- 2.6 Music and entertainment
  - 2.6.1 Amplified music and entertainment is limited to the hours of 8:00 AM to 8:00 PM.
- 3. The project shall be served by and limited to the following vehicular access connections:

- 3.1 One (1) access to Pruett Rd. serving Pod A; and,
- 3.2 One (1) access connection to Taylor Rd. serving Pod B.
4. Concurrent with development within Pod B, the existing access to Taylor Rd. shall be removed and new access to Pod B constructed. Notwithstanding the above, the existing access to Taylor Rd. may be utilized by Pod A uses until such time as Pod B uses are constructed, after which access to Pod A uses shall be solely to Pruett Rd.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. In addition to any sidewalks which may be required pursuant to Sec. 6.03.02. of the LDC, the developer shall provide internal pedestrian connectivity between any agricultural stand and seasonal market uses within Pod A and the commercial uses within Pod B. Such connectivity (or stubouts for such connectivity) shall be constructed concurrent with development of such uses within each Pod.
7. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify buffer locations if required to provide sidewalks along the project frontage in accordance with Sec. 6.03.02.D. of the LDC. Public sidewalks easements (for public access and maintenance purposes) shall not be permitted within required buffer areas.
8. Drive-Through uses shall be prohibited. Additionally, restaurant (eating establishment) uses shall be sit-down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables (excluding cafeteria style restaurants, which shall not be permitted).
9. If RZ 24-1262 is approved, the County Engineer will approve a Design Exception (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As Pruett Rd. is a substandard collector roadway, the developer shall dedicate and convey to Hillsborough County 17 feet of right-of-way along the project's Pruett Rd. frontage prior to or concurrent with the initial increment of development. No physical improvements to the roadway network shall be required.
10. 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.
11. Listed animal species (i.e., gopher tortoises) may occur or have restricted activity zones throughout the property. A wildlife survey of any endangered, threatened or species of special concern per the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required with the submittal of the preliminary commercial plans through the Land Development Code's Site Development process.
12. If gopher tortoises are present on the site, any agricultural operations shall not destroy any gopher tortoise burrows on the property. Gopher tortoises and their burrows must be protected or relocated following the Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines.
13. 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.
14. 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.
15. If the notes and/or graphic on the site plan 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.

16. 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.

**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.

**APPLICATION NUMBER: PD 24-1262**

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BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Sam Ball

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## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

## **8.0 PROPOSED SITE PLAN (FULL)**

[illegible][illegible]

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE ROAD RIGHT-OF-WAY FOR PRUETT ROAD AND TAYLOR ROAD.

**ENGINEER & PLANNER:**  
LeverUp Consulting, LLC  
505 E. Jackson Street, Suite 200  
Chicago, IL 60601  
Phone: (312) 375-5016

**TRANSPORTATION:**  
Locks & Assoc., Inc.  
5225 W. Leland Street  
Chicago, IL 60644  
Phone: (312) 284-0039

**OWNER:**  
R. R. Micon  
4625 N. Lincoln  
Gainesville, FL 32653

**SURVEY:**  
M.E. Lind Surveying, Inc.  
10095 SW 10th Avenue, Box 110  
Miami, FL 33177  
Phone: (305) 740-0318



505 E. JACKSON STREET  
SUITE 200  
TAMPA, FLORIDA 33602  
OFFICE: 813-375-0616  
WWW.LEVELUPFLORIDA.COM

PROJECT NAME:  
COUNCIL FARM

DRAWING TITLE:  
PD PLAN

PREPARED FOR:  
R. & R. MIXON

PROJECT No.	322-01-01	SHEET	1 of 1
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PROJECT LOCATION	PILLSBURY COUNTY, FLORIDA
FLOOD ZONE	X-1B (HAZARD) DATED AUGUST 28, 2008
FUTURE LAND USE	RESIDENTIAL (Rd)
EXISTING ZONING	AGRICULTURAL RESIDENTIAL (AR)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
EXISTING PROPERTY LSE	AGRICULTURE
TOTAL PROJECT AREA	+9.22 ACRES
POD A PROJECT AREA	+6.74 ACRES
POD B PROJECT AREA	+2.48 ACRES
UPLAND AREA	+9.22 ACRES (100%)
WATER AREA	0 ACRES
RESIDENTIAL DENSITY	1 DU/9.22 ACRES
DEVELOPMENT STANDARDS	MINIMUM LOT AREA: 1 ACRE MINIMUM LOT WIDTH ALONG PULLETT ROAD: 100 FEET REQUIRED YARDS: FRONT: 25 FEET SIDE: 25 FEET REAR: 50 FEET MAXIMUM BUILDING HEIGHT: 35 FEET MAXIMUM BUILDING COVERAGE: 30%  REQUIRED YARDS: PULLETT ROAD: 33 FEET TAYLOR ROAD: 30 FEET SIDE N/A SIDE S/N/A  MINIMUM BUILDING SETBACKS: 15 FEET MINIMUM BUILDING FRONT SETBACK: 40 FEET MINIMUM BUILDING DEPTH: 40 FEET MINIMUM BUILDING COVERAGE: 20% MAXIMUM IMPERVIOUS SURFACE: 60%
POD B: DEVELOPMENT STANDARDS	G.O.R37** OVERALL MINIMUM FARE POD A: FAR 0.076 (2.00 SQ OF OFFICE)** POD B: FAR 0.08

## PHASING AND DEVELOPMENT PROGRAM

[illegible]

## NOTES

- [illegible]



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/08/2025

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: TH

PETITION NO: RZ 24-1262

☐

This agency has no comments.

☐

This agency has no objection.

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This agency has no objection, subject to the listed or attached conditions.

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This agency objects for the reasons set forth below.

### **CONDITIONS OF ZONING APPROVAL**

#### **New Conditions**

1. The project shall be served by and limited to the following vehicular access connections:
  - a. One (1) access to Pruett Rd. serving Pod A; and,
  - b. One (1) access connection to Taylor Rd. serving Pod B.
2. Concurrent with development within Pod B, the existing access to Taylor Rd. shall be removed and new access to Pod B constructed. Notwithstanding the above, the existing access to Taylor Rd. may be utilized by Pod A uses until such time as Pod B uses are constructed, after which access to Pod A uses shall be solely to Pruett Rd.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. In addition to any sidewalks which may be required pursuant to Sec. 6.03.02. of the LDC, the developer shall provide internal pedestrian connectivity between any agricultural stand and seasonal market uses within Pod A and the commercial uses within Pod B. Such connectivity (or stubouts for such connectivity) shall be constructed concurrent with development of such uses within each Pod.
5. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, the developer shall be permitted to modify buffer locations if required to provide sidewalks along the project frontage in accordance with Sec. 6.03.02.D. of the LDC. Public sidewalks easements (for public access and maintenance purposes) shall not be permitted within required buffer areas.
6. Drive-Through uses shall be prohibited. Additionally, restaurant (eating establishment) uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables (excluding cafeteria style restaurants, which shall not be permitted).
7. If RZ 24-1262 is approved, the County Engineer will approve a Design Exception (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As Pruett Rd. is a substandard collector roadway, the developer shall dedicate and convey to Hillsborough County 17 feet of right-of-way along the project's Pruett Rd. frontage prior to or concurrent with the initial increment of development. No physical improvements to the roadway network shall be required.

### Other Conditions

- Prior to PD Site Plan Certification, the developer shall amend the PD site plan to:
  - Revise the label reading “Farm and Resident Access Only” to instead read “Pod A Access – See Conditions of Approval”;
  - Revise the label reading “Full Access” to instead read “Pod B Access – See Conditions of Approval”;
  - Modify the Pod B use table, to change to text reading “Restaurant (Eating Establishments and Micro Brewery (Meeting House) – Food and Drink, up to 4,800 s.f.” to instead read “Restaurant (Eating Establishments) and Microbrewery, up to 4,800 s.f. with Below Restrictions\*” and then add a footnote under neath the table reading “\*Drive-Throughs shall be prohibited. Additionally, restaurant uses shall be sit down restaurants, i.e. eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables.” And,
  - Correct the lane width data for Pruett Rd. to reflect that existing lanes are only 10 feet in width (to match the data presented within the Design Exception request).

### **PROJECT SUMMARY AND TRANSPORTATION ANALYSIS**

The applicant is requesting to rezone a +/- 9.22 ac. parcel, from Agricultural Rural (AR) to Planned Development (PD). The applicant is proposing entitlements to permit the following uses within Pod A.

Plant Farm (Hydroponics, Aquaponics, Greenhouses, Orchards, Gardens, Crops)
Agricultural-Related Accessory Uses Including Agricultural Equipment Storage, Agricultural Manufacturing, and Other
Pasture, Animals, Animal Production Unit (Type 1 & 2), Beekeeping
Dwelling, Single Family Conventional
Stables (Private)
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

The applicant is also proposing entitlements to permit the following uses within Pod B, with sublimits for the various uses specified below.

POD B: FARM SUPPORTING COMMERCIAL USES
Restaurant (Eating Establishments) and Micro Brewery (Meeting House) - Food and Drink, up to 4,800 SF
Prepared Food & Crafts (Council Market - Curated Market with Local Vendors), up to 2,400 SF
Alcoholic Beverage
Specialty Food Store
Food Product Stores: Bakery, Candies & Nuts, Delicatessens, Meat, Seafood, and Produce
Recreational Use, Passive
Agricultural Stands including but not limited to Periodic Farmers Market - Optional Open Air Roofed Structure
Seasonal Market - Christmas Tree & Pumpkin Patch

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Zoning staff indicated that the applicant has agreed to a restriction such that no drive-through uses will be permitted. Staff discussed with the applicant that the transportation analysis used a certain land use code for the restaurant use which generates a lower number of trips than could otherwise be constructed as the plan is currently being presented. The applicant’s team agreed to a condition which further restricts the restaurant use such that only sit-down restaurants are permitted, i.e. those eating establishments at which food and/or beverages are served by waitresses or waiters to patrons seated at booths or tables. Staff notes that ITE does not contain trip generation data for agricultural uses, and the applicant has utilized ITE Land Use Code 822,

Strip Retail Plaza <40k, as a stand-in for those uses. Additionally, seasonal (temporary) uses were not included in the trip generation report below.

The below table provides a comparison of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11<sup>th</sup> Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4,800 s.f. High Turnover Sit Down Restaurant Uses (ITE LUC 932)	515	46	43
PD, 2,400 s.f. Strip Retail Plaza (ITE LUC 822)	331	6	16
PD, 1 Single-Family Detached Dwelling Units (ITE Code 210)	9	1	1
Subtotal:	855	53	60

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Total:</b>	<b>(+) 846</b>	<b>(+) 52</b>	<b>(+) 59</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Pruett Rd. is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project.

Taylor Rd. is a publicly maintained 2-lane, undivided, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a 50-foot-wide right-of-way in the vicinity of the proposed project. There are no sidewalks or bicycle facilities present on the roadway in the vicinity of the proposed project. The County Engineer has reviewed this roadway and determined it meets applicable standards.

## **SITE ACCESS**

The applicant is proposing access to Pruett Rd. to serve Pod A (residential and agricultural uses only). Pod B uses are proposed to utilize the access to Taylor Rd. There is an existing driveway which will be closed concurrent with the development of Pod B (i.e. the "Farm Supporting Commercial Uses").

## **DESIGN EXCEPTION – PRUETT RD. - SUBSTANDARD ROAD**

As Pruett Rd. is a substandard roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 18, 2024, and revised January 6, 2025) which was found approvable by the County Engineer (on January 8, 2025) for the Pruett Rd. substandard road improvements. As a



part of the request, the applicant developed a section to accommodate future improvements (by others) and based on that section, is proposing to dedicate and convey 17 feet of right-of-way along their project frontage in lieu physically improving the roadway.

If PD 24-1262 is approved by the Hillsborough County BOCC, the County Engineer will approve the Design Exception request.

#### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway sections was not able to be reported, as neither section of Taylor Rd. or Pruett Rd. adjacent to the project were included in the LOS report.

## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Wednesday, January 8, 2025 2:12 PM  
**To:** Steven Henry  
**Cc:** Stephen Sposato; Eden Cooke; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 24-1262 - Design Exception Review  
**Attachments:** 24-1262 DReq 01-07-25.pdf  
  
**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 24-1262 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

---

P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)

W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Wednesday, January 8, 2025 1:33 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-1262 - Design Exception Review  
**Importance:** High

Helo Mike,

The attached DE is approvable to me, please include the following people in your response:

[shenry@lincks.com](mailto:shenry@lincks.com)  
[stephen@levelupflorida.com](mailto:stephen@levelupflorida.com)  
[eden@levelupflorida.com](mailto:eden@levelupflorida.com)  
[ballf@hcfl.gov](mailto:ballf@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)  
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602  
[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at [deleone@HCFL.gov](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE to TS-7 for Pruett Road from CR 579 to Taylor Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Revise DE <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	Council Farms PD 24-1262
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	62112.0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
<b>Name of Person Submitting Request</b>	Steven J. Henry, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	AR
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	PD 24-1262
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	





**LINCKS & ASSOCIATES, LLC**

Revised January 6, 2025  
November 18, 2024

Mr. Mike Williams  
Hillsborough County Government  
601 East Kennedy Blvd., 22<sup>nd</sup> Floor  
Tampa, FL 33602

Re: Council Farms  
PD 24-1262  
Folio Numbers: 62112.0000  
Lincks Project No. 24095

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet the Land Development Code Section 6.04.03L – Existing Facilities for Pruett Road from CR 579 to Taylor Road. According to the Hillsborough County Roadways Functional Classification Map, Pruett Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Agricultural Use
- Restaurant – 4,800 Square Feet
- Retail – 2,400 Square Feet

Tables 1, 2, and 3 provides the trip generation for the project.

The access to serve the project is proposed to be as follows:

- One (1) full access to Pruett Road. This access is to serve the Single Family Home and the agricultural use.
- One (1) full access to Taylor Road. This access is to serve the retail and restaurant use.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Pruett Road from CR 579 to Taylor Road. The following exceptions are requested to accommodate the proposed project:

- 1) Right of Way – TS-7 has 96 feet of right of way. This existing road has approximately 50 feet of right of way.
- 2) Lanes – TS-7 has 12 foot lanes. The existing road has 10 foot lanes.

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
Page 2

- 3) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. This existing road has minimal unpaved shoulders.
- 4) Drainage – TS-7 has drainage swales on both sides of the road. The existing road has minimal to no drainage swales.
- 5) Sidewalk – TS-7 has 5 foot sidewalks on both sides of the road. This existing road has no sidewalks. Project will be required to construct sidewalk along the project frontage.

To offset the impact of the project the developer proposes to provide 17 feet of right of way along the project frontage of Pruett Road. This is to provide sufficient right of way to allow the future improvements which include shoulder, drainage swale and sidewalk, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Pruett Road alleviate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
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Best Regards,

Steven J Henry  
President  
Lincks & Associates, LLC  
P.E. #51555



---

Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Disapproved  
\_\_\_\_\_ Approved  
\_\_\_\_\_ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
Page 4

TABLE 1  
DAILY TRIP GENERATION COMPARISON

<u>Land Use</u>	<u>ITE</u>		<u>Size</u>	<u>Daily</u>		<u>Passerby</u>	<u>New Daily</u>
	<u>LUC</u>			<u>Trip Ends (1)</u>		<u>Capture (2)</u>	<u>Trip Ends</u>
Restaurant	932		4,800 SF	515		221	294
Retail	822		2,400 SF	131		52	79
Single Family	210		1 DU	9		0	9
Total				655		273	382

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition.

- Passerby Trip Ends:
  - Reataurant - 43%  
515 x 0.43 = 221
  - Retail - 40%  
131 x 0.40 = 52
  - Passerby trips should not exceed 10% of adjacent roadway traffic.  
7,489 (a) x 0.10 = 748 > 273
- (a) Based on AM peak hour peak season traffic at the intersection of Pruet Rd and TaylorRd and K = 0.09.



Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
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TABLE 2  
AM PEAK HOUR  
PROJECT TRAFFIC COMPARISON

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Restaurant	932	4,800 SF	25	21	46	11	9	20	14	12	26
Retail	822	2,400 SF	4	2	6	2	1	3	2	1	3
Single Family	210	1 DU	0	1	1	0	0	0	0	1	1
Total			29	24	53	13	10	23	16	14	30

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition.

- Passerby Trips Ends:
    - Restaurant - 43%  
 $\text{In} - 25 \times 0.43 = 11$   
 $\text{Out} - 21 \times 0.43 = 9$
    - Retail - 40%  
 $\text{In} - 4 \times 0.40 = 2$   
 $\text{Out} - 2 \times 0.40 = 1$
  - Passerby trips should not exceed 10% of the adjacent roadway traffic.  
 $674 (a) \times 0.10 = 67 > 23$
- (a) Based on AM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
Page 6

TABLE 3  
PM PEAK HOUR  
PROJECT TRAFFIC COMPARISON

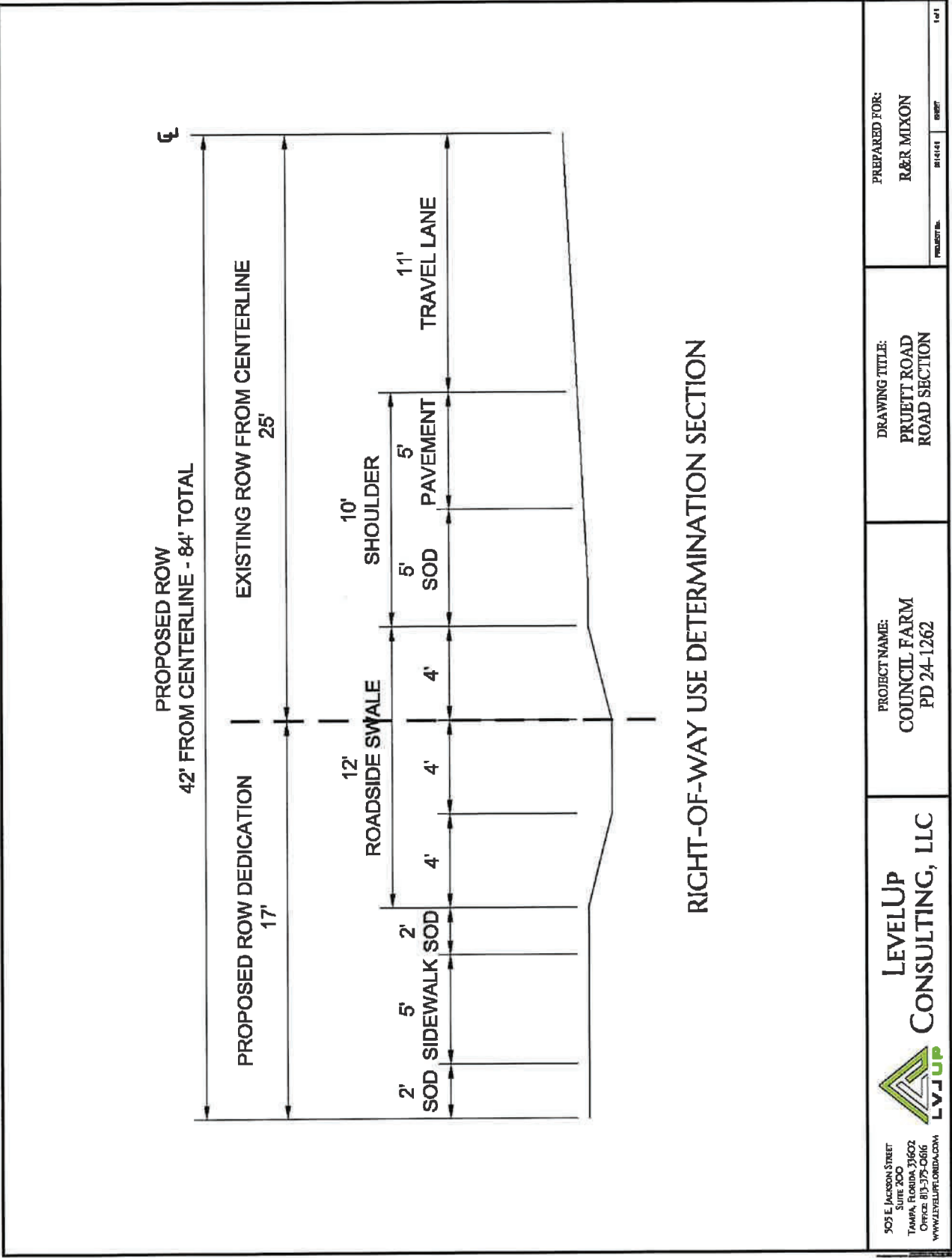
Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New PM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Restaurant	932	4,800 SF	26	17	43	11	7	18	15	10	25
Retail	822	2,400 SF	14	14	28	6	6	12	8	8	16
Single Family	210	1 DU	1	0	1	0	0	0	1	0	1
Total			41	31	72	17	13	30	24	18	42

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition.

- Passerby Trips Ends:
    - Restaurant - 43%  
In -  $26 \times 0.43 = 11$   
Out -  $17 \times 0.43 = 7$
    - Retail - 40%  
In -  $14 \times 0.40 = 6$   
Out -  $14 \times 0.40 = 6$
  - Passerby trips should not exceed 10% of the adjacent roadway traffic.  
 $656 (a) \times 0.10 = 66 > 30$
- (a) Based on PM peak hour peak season traffic at the intersection of Pruett Rd and Taylor Rd.

Mr. Mike Williams  
Revised January 6, 2025  
November 18, 2024  
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905 E JACKSON STREET  
SUITE 200  
TAMPA, FLORIDA 33602  
OFFICE 813-375-0816  
WWW.LEVELUPFLORIDA.COM



**LEVELUP**  
CONSULTING, LLC

PROJECT NAME:  
COUNCIL FARM  
PD 24-1262

DRAWING TITLE:  
PRUETT ROAD  
ROAD SECTION

PREPARED FOR:  
R&R MIXON

PROJECT NO. 24141  
SHEET 1 of 1

APPENDIX



PD PLAN



LINCKS & ASSOCIATES, LLC





HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, LLC



# HILLSBOROUGH COUNTY ROADWAYS

## FUNCTIONAL CLASSIFICATION

**Infrastructure & Development Services**



### Legend

## Functional Classifications

### Authority, Classification

State. Principal Arterial

State Arterial

State, Atlanta

Hillsborough, Arterial

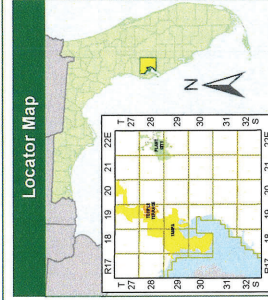
 Hillsborough, Collector Urban Service Area Boundary

City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS  
PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS  
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS  
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 6.07.00 FENCES AND WALLS  
PART 6.11.00 SPECIAL CONDITIONAL USES  
PART 12.01.00 DEFINITIONS  
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

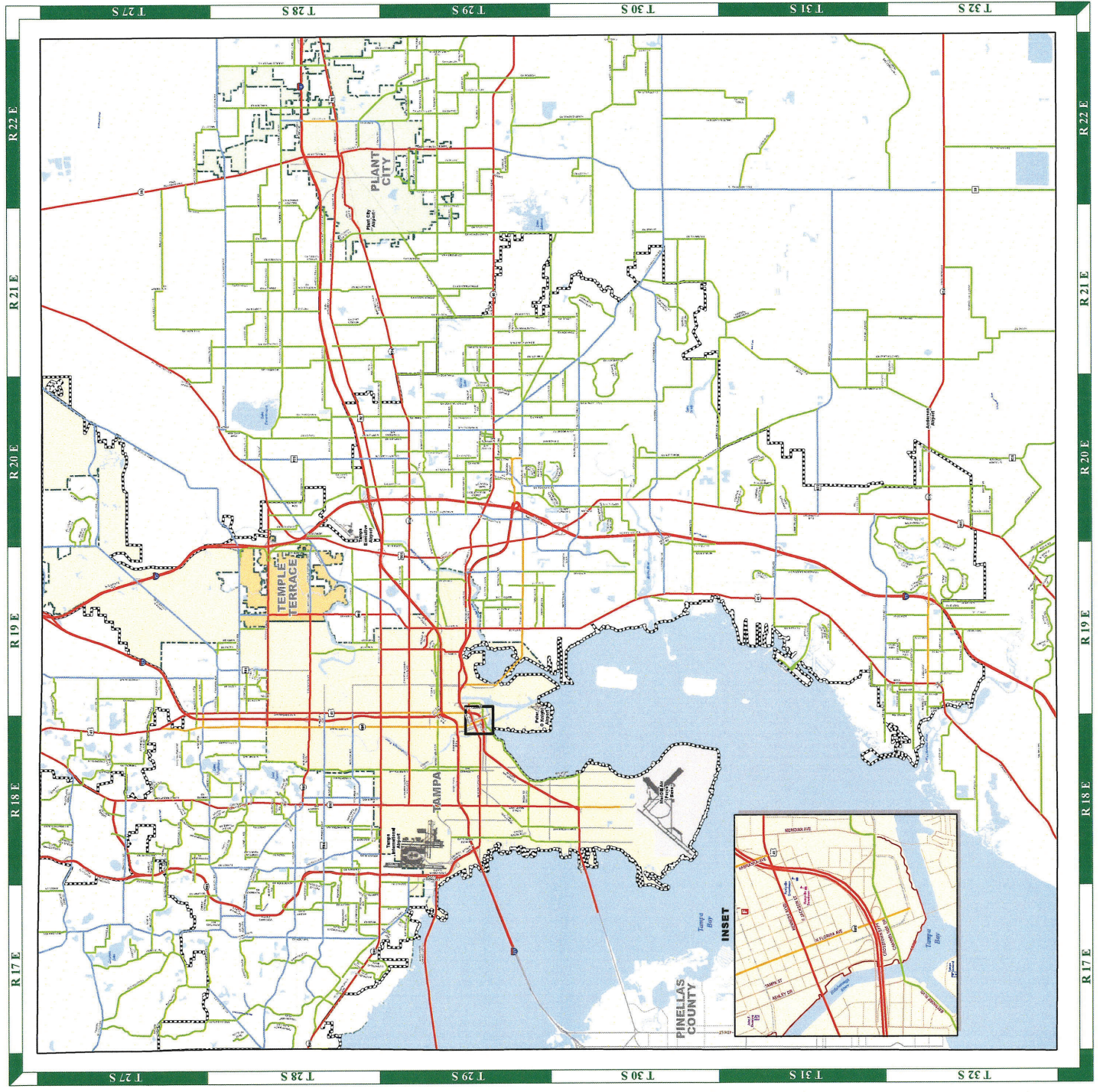
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

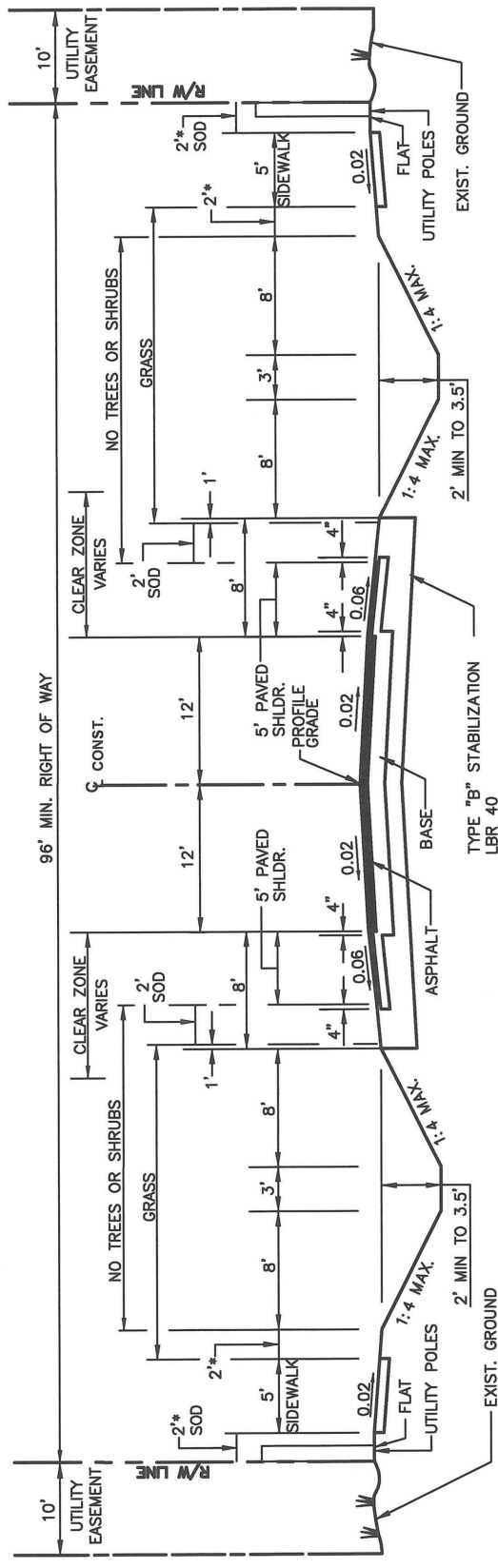
601 E Kennedy Blvd  
Tampa, FL 33602  
(813) 272-5810  
printroom@hillsboro.com



TS-7







**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	---	--	--------------------------------------



# Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Pruett Rd.	County Collector - Rural	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 checked="" type="checkbox"/> Other – ROW Dedication
Taylor Rd.	County Collector - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	855	53	60
Difference (+/-)	(+) 846	(+) 52	(+) 59

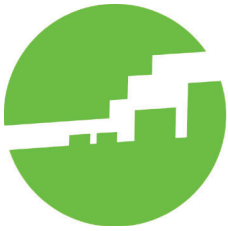
\*Trips reported are based on gross external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East	X	Pedestrian & Vehicular	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> January 14, 2025 <b>Report Prepared:</b> January 3, 2025	<b>Case Number:</b> PD 24-1262 <b>Folio(s):</b> 62112.0000 <b>General Location:</b> South of Pruet Road, east of Mango Road and west of Taylor Road
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-1 (1 du/ga; 0.25 FAR)
<b>Service Area</b>	Rural
<b>Community Plan(s)</b>	Thonotosassa
<b>Rezoning Request</b>	AR to PD to allow for the development of an integrated agricultural operation that grows, harvests and sells products through a farm-to-table restaurant, bar, curated market and periodic events
<b>Parcel Size</b>	9.22 ± acres
<b>Street Functional Classification</b>	Cypress Lane – <b>County Collector</b> Mango Road – <b>County Arterial</b> Taylor Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Does not meet; waiver requested
<b>Evacuation Area</b>	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	AR	Single Family Residential
North	Agricultural Estate-1/2.5	AR	Public/Quasi-Public/Institutions + Agriculture
South	Public/Quasi-Public	AR	Public/Quasi-Public/Institutions + Single Family Residential
East	Agricultural Estate-1/2.5	AR	Agriculture + Single Family Residential + Vacant Land
West	Residential-1 + Residential-2	AS-1 + RSC-2 + RSC-3	Vacant Land + Single Family Residential

#### **Staff Analysis of Goals, Objectives and Policies:**

The 9.22 ± acre subject site is located south of Pruett Road, east of Mango Road and west of Taylor Road. The site is in the Rural Area and is within the limits of the Thonotosassa Community Plan. The applicant is requesting to rezone from Agricultural Rural (AR) to a Planned Development (PD) to allow for the development of an integrated agricultural operation that grows, harvests and sells products through a farm-to-table restaurant, bar, curated market and periodic events.

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 Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site currently has single-family uses. Single-family uses and agriculture are to the north and east. Public/quasi-public/institutions uses are to the north and south of the subject property.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set the general atmosphere and character of each Future 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-1 (RES-1) Future Land Use category. The RES-1 Future Land Use category allows for a maximum of 1 dwelling unit per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-1 Future Land Use category allows for the consideration of farms, ranches, residential uses, rural scale neighborhood commercial uses, offices and multi-purpose projects. Commercial, office, and multi-purpose uses are subject to Commercial Locational Criteria.

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 proposed PD will include a farm, restaurant, bar, curated market and farmer's market. It will also include a single-family home located along the western boundary and will utilize the existing single-family home that is currently on the property as an office and space for propagation. The farm includes a pasture of animals, hydroponic and aquaponic gardens, greenhouses, a no-till garden, orchard for fruit trees, apiary, compost area, workshop for farming storage and farmer's market. The proposal does not meet the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and 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 comprised mostly of agriculture, residential and public/quasi-public/institutional uses. FLUE Objective 29 states that in recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. Agriculture and agricultural support uses are the preferred uses in rural areas. The proposed agricultural uses are compatible with the area; however, the commercial and retail aspect of the proposal does not align with the rural residential and agricultural development pattern of the surrounding area.

The subject site does not meet Commercial Locational Criteria (CLC). According to FLUE Policy 22.2, a site in the RES-1 Future Land Use category must be within 660 feet of a qualifying intersection that includes a two-lane roadway. The closest qualifying intersection to the subject site is Pruett Road, a two-lane County Collector roadway and Kingsway Road, a two-lane County Collector roadway. The distance from the subject site and the closest qualifying intersection is roughly 4,500 feet as opposed to the required 660 feet, and therefore the site does not meet CLC. FLUE Policy 22.7 notes that meeting Commercial Locational Criteria is not the only factor to be taken into consideration when granting approval for an application. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential commercial use. Commercial Locational Criteria only designates locations that could be considered, and they in no way guarantee the approval of a particular non-residential use. The 660-foot measurement requirement demonstrates the scale of development expected for the Rural Area and the proposed rezoning would not be in scale with the area. In addition, per FLUE Policy 22.8, an applicant may submit a request to waive the CLC criteria. The applicant included a request to waive CLC in the revised request which was uploaded into Optix on December 18, 2024. This site is located approximately 4,500 feet away from the nearest major intersection with significant compatibility concerns,

and therefore is inconsistent with FLUE Objective 22 and its accompanying policies. Planning Commission staff recommends the Board of County Commissioners deny the waiver request.

The site is within the limits of the Thonotosassa Community Plan. Goal 1 of the Plan on Community Control seeks to empower the residents, property owners, and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life. Because the request does not meet CLC and presents significant compatibility concerns, the request would not meet this vision. Goal 2 ensures that new development maintains and enhances Thonotosassa's unique character and sense of place and provides a place for community activities and events. The proposed PD would be out of character to the surrounding area and community based upon the established agricultural and rural residential development pattern. Two strategies under the Thonotosassa Community Plan seek to protect the area's rural character and support agricultural uses throughout the community. The Community Plan seeks to protect the area's rural character by directing non-residential uses to specific areas. While the agricultural uses are considered in the area, the proposed commercial uses do not meet Commercial Locational Criteria and present significant compatibility concerns given the surrounding development pattern. Therefore, the request is inconsistent with the Thonotosassa Community Plan vision.

Overall, staff finds that while the proposed agricultural use is supported by adopted policy direction of the Comprehensive Plan, the proposed range of uses is not compatible with the existing development pattern found within the surrounding area, the site does not meet Commercial Locational Criteria and the request does not support the vision of the Thonotosassa Community Plan.

#### **Recommendation**

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

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#### **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.

##### ***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 16.2:** 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 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

### **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.*

### **Agriculture-General Considerations**

**Objective 29:** *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.*

**Policy 29.7:** *Hillsborough County shall explore opportunities to establish an incentive based long range agricultural policy program to help retain productive farmland and discourage its conversion to non-agricultural use. This may be accomplished through the land development code and/or other programs to compensate farmland owners for purchase or transfer of development rights, conservation easements, or other such mechanism as deemed appropriate. Participation in such a program would be voluntary on the part of the property owner and the development community.*

### **Agriculture - Retention**

**Objective 30:** *Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.*

**Policy 30.6:** *Agriculture and agricultural support uses are the preferred uses in rural areas.*

### **Agriculture - Natural Resource Protection**

**Objective 31:** *Protect the natural resources necessary to sustain agricultural activities.*

## **LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN**

### **Goals**

1. **Community Control** – Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa’s future growth and development, toward a community that adds value and enhances quality of life.
2. **Sense of Community** – Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place, and provides a place for community activities and events.
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.

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ PD 24-1262

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

<all other values>

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major 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 (.35 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map will verify the accuracy of the information shown on this map. The user of this map is responsible for obtaining the necessary information for accurate purposes only. For the most current data and information, visit the appropriate local or state website.



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