

Nonconformity Special Use Permit:

SU 25-0300

Zoning Hearing Master Date:

March 24, 2025

BOCC Land Use Meeting Date:

May 13, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Triple T. Tampa MHP, LLC

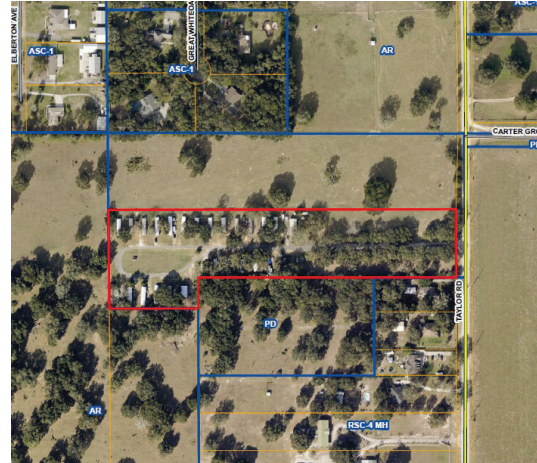
FLU Category: RES-2

Service Area: Rural

Site Acreage: 8.81 AC

Community
Plan Area: Thonotosassa

Overlay: None



Introduction Summary:

PD 06-0085 was approved in 2006 for 22 single family lots. PD MM 08-0968 was approved in October 2008 to allow for a maximum of 24 single-family conventional lots. The subject property received a nonconforming use determination in December 2022 under DNC 22-0935 for a 28-space mobile home park, utilizing well and septic. The applicant seeks to expand the mobile home park with 14 additional spaces (50% increase). Per Land Development Code Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

For the subject property, the use was established in the 1990s with Hillsborough County Health Department permits for well and a sewage system issued in 2016. At that time, no public water or sewer connections were available for this site.

Additionally, the applicant proposed to amend some of the approved site development standards.

Existing Approval(s):

28-space mobile home park

Proposed Modification(s):

42-space mobile home park

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

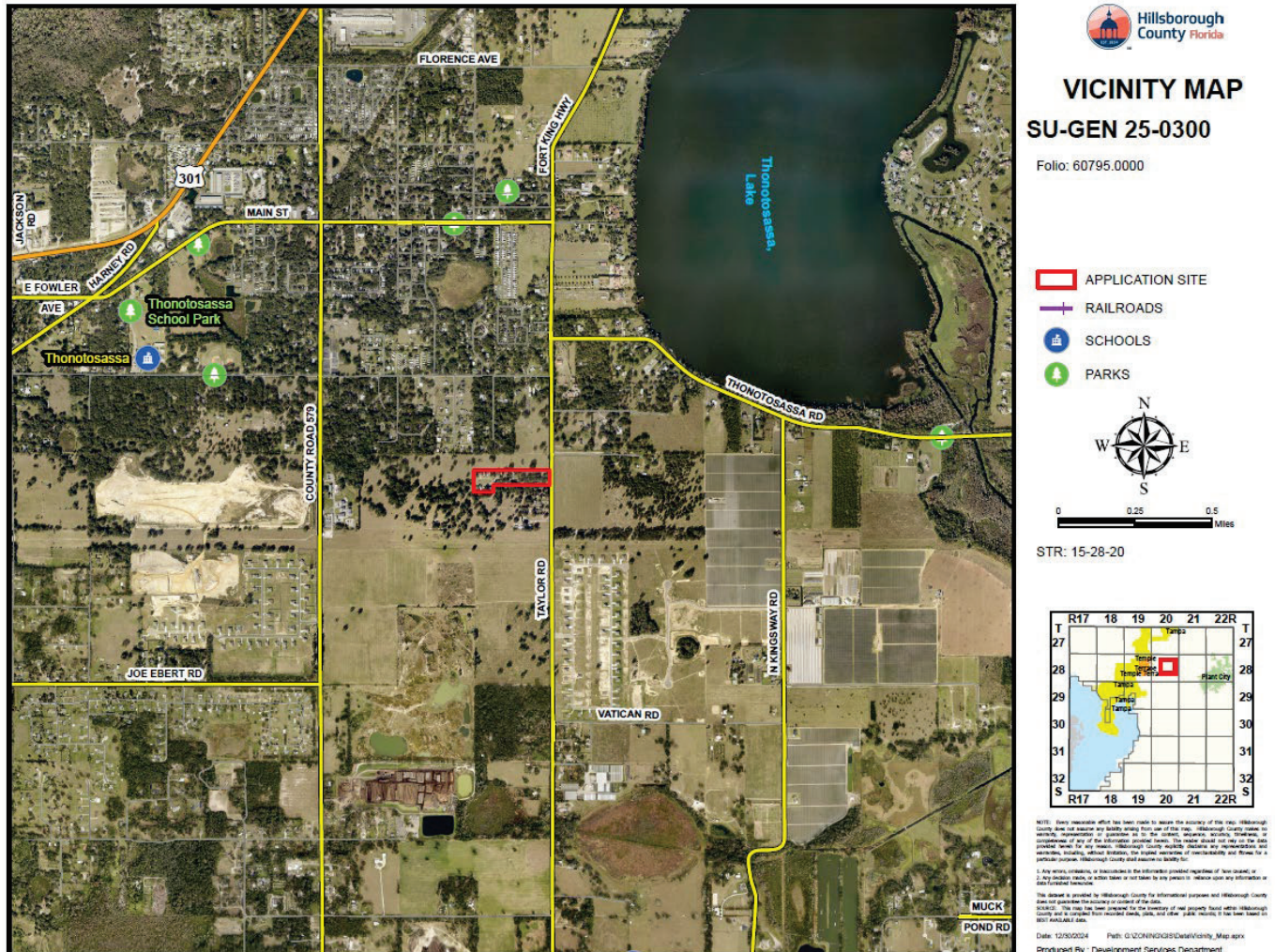
None Requested as part of this application

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

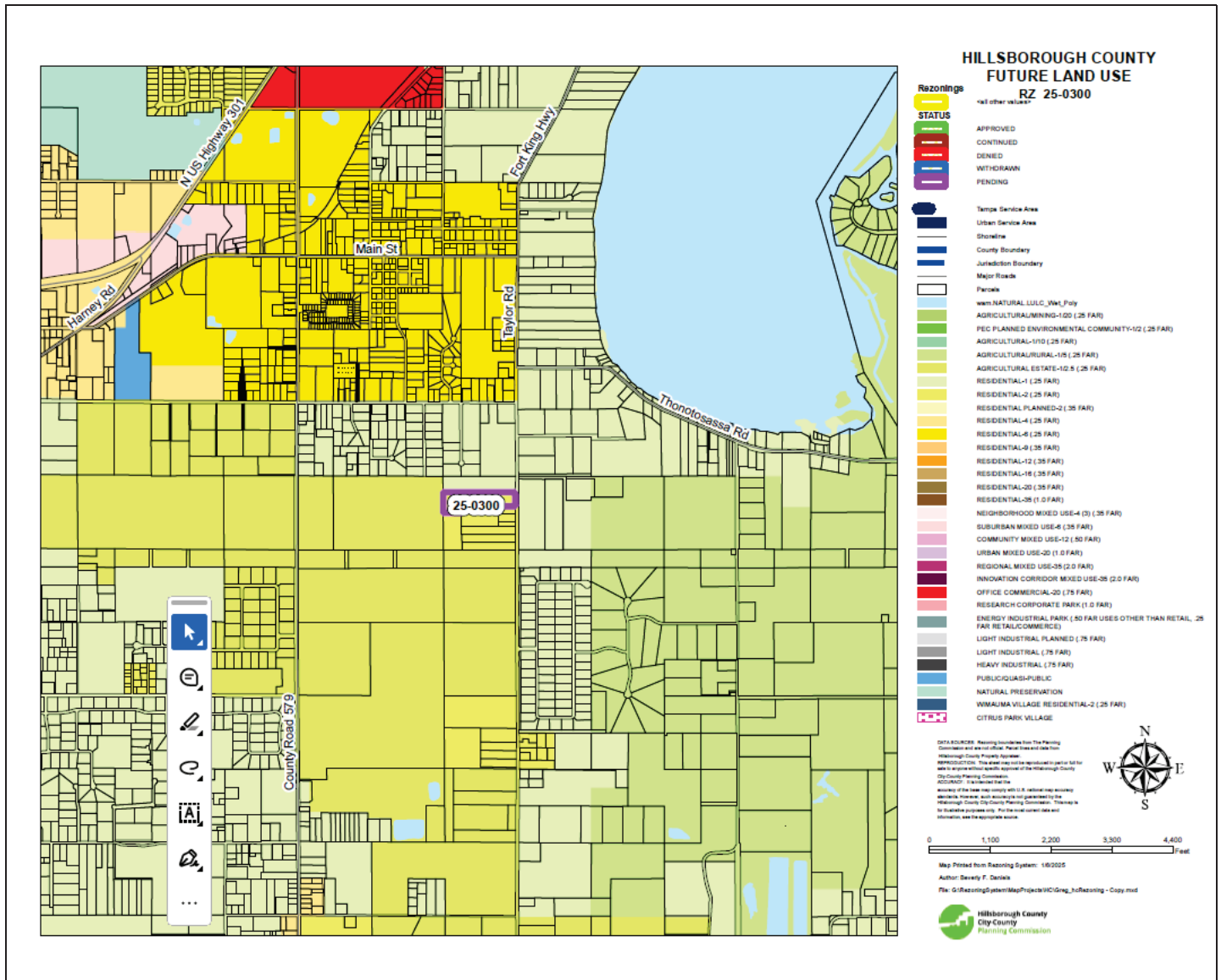


Context of Surrounding Area:

The parcel is located along Taylor Rd., a 2 lane divided Collector Road, with single family agricultural and residentially zoned properties. Across Taylor Rd. to the east and adjacent to the west are agricultural properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

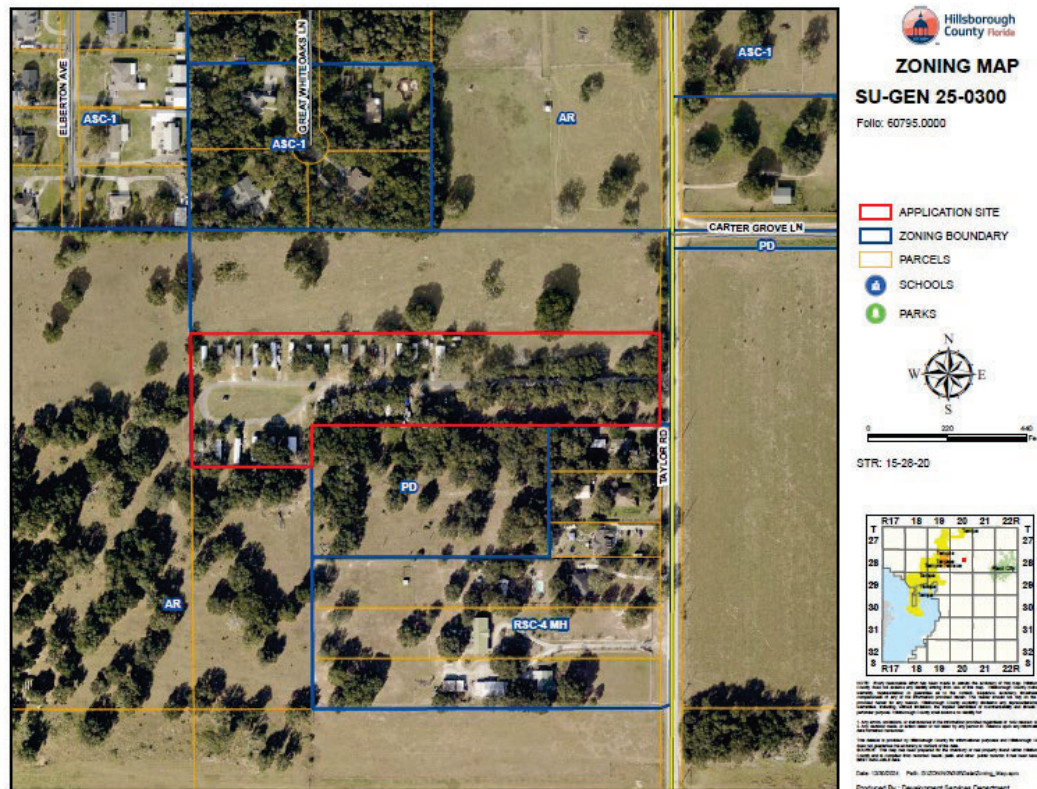
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-2 (Residential – 2)
Maximum Density/F.A.R.:	2 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses 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	PD 06-0085	0.95 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
South	AR, PD 06-0085, RSC-4 MH	AR: 0.2 DU/AC PD: 0.95 DU/AC RSC-4 MH: 0.2 DU/AC	Agricultural Single-Family Residential (Conventional/Mobile Home)	Agricultural Single-Family Residential (Conventional/Mobile Home)
East	AR	AR: 0.2 DU/AC	Agricultural	Agricultural
West	AR	AR: 0.2 DU/AC	Agricultural	Agricultural

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



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Case Reviewer: Tania C. Chapela	

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
Taylor Rd.	County Local - 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

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	200	11	16
Proposed	300	16	24
Difference (+/-)	+100	+5	+8

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 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	
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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area consisting of agricultural and residential uses. The proposed development is compatible with the approved mobile home park use. The adjacent properties to the north and south are zoned for conventional and mobile home residential single family uses.

The proposed park expansion will be required to comply with LDC mobile home park provisions. In addition, a 5 feet wide, type A screening shall be provided around the site's perimeter.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2025.

1.

This Special Use Permit (SU GEN 25-0300) authorizes a onetime nonconforming use expansion resulting in a total of 42 units Mobile Home Park.
2.

The subject property shall be subject to the following standards.

Mobile Home Park perimeter standards shall be as follows:

East Min. Setback:

50 feet to Taylor Road

North Min. setback, adjacent to folio 60794.0000:

25 feet

South Min. setback, adjacent to folios 60797.0000, 60796.0150, and 60796.0100:

25 feet

West Min. setback, adjacent to folio 60788.0000:

25 feet

5 feet wide, type A screening shall be provided around the Site’s perimeter

The individual standards per mobile home unit shall be as follows:

Minimum lot size:

2,800 s.f. (3,200 s.f. average)

Minimum Front yard setback:

5 feet

Minimum Side yard setback:

5 feet

Minimum Rear yard setback:

5 feet, including a 3 feet utility easement

Maximum building height:

35 feet
3.

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. This statement should be identified as a condition of the rezoning.
4.

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.
5.

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.
6.

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.

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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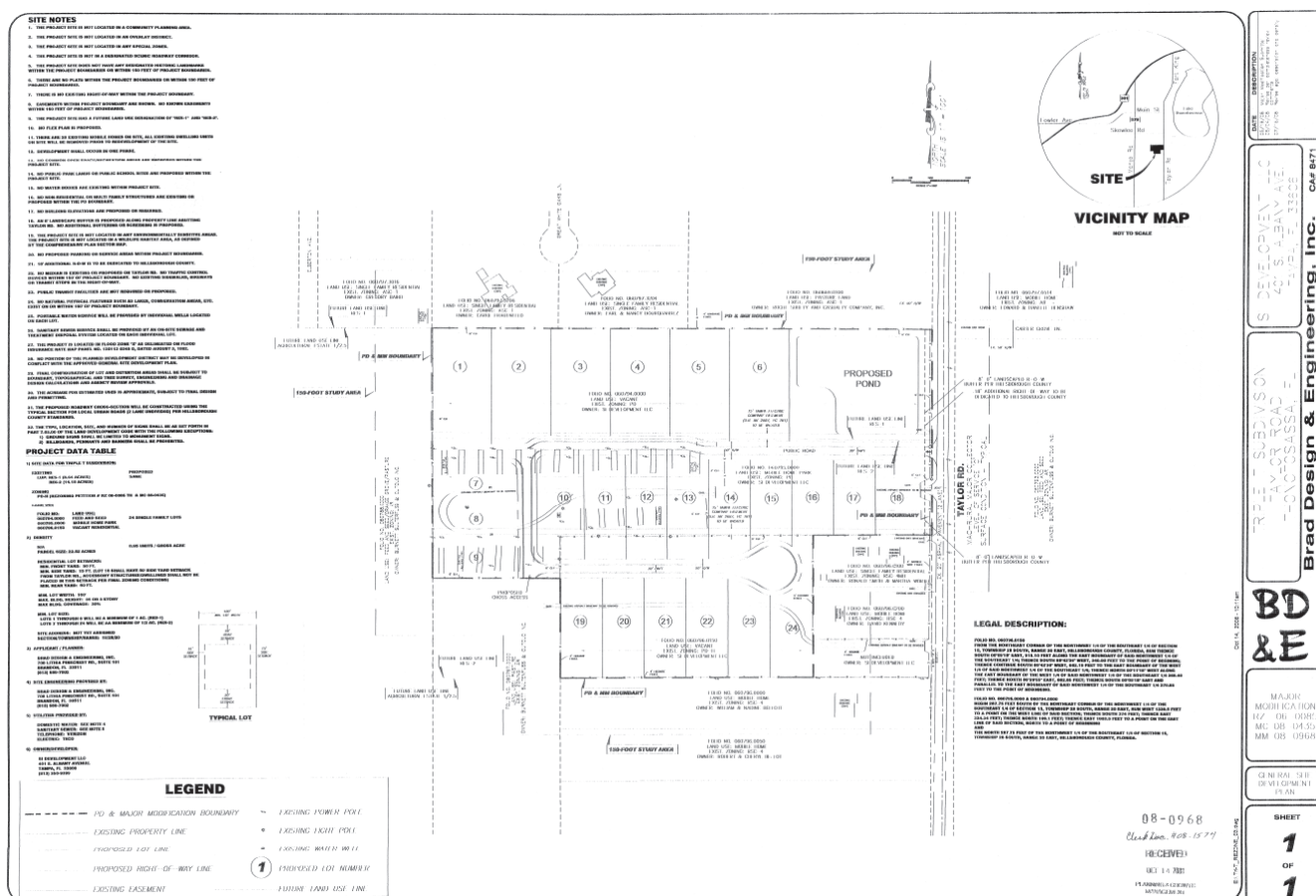
BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: SU 25-0300

ZHM HEARING DATE: March 24, 2025

BOCC LUM MEETING DATE: May 13, 2025

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/17/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NE/Thonotosassa

PETITION NO: RZ 25-0300

-
- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to the listed or attached conditions.
- ☐ This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to expand an existing legal non-conforming use, as approved under NCU 22-0935 that also exists within Planned Development (PD) 06-0085, on one parcel totaling +/- 8.56 acres. The existing legal non-conforming use is approved for a total of twenty-eight (28) mobile home units. The currently approved Planned Development is approved for a total of twenty-two (22) single family detached units. In accordance with section 11.03.07.E of the Land Development Code, the applicant is proposing a onetime 50% increase to the maximum permitted number of units for a total of 42 mobile home units. The site is located +/- 275ft south of the intersection of Carter Grove Lane and Taylor Road. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning.

As previously stated in this report, the subject parcel contains an approved legal non-conforming use of twenty-eight (28) mobile homes units. Additionally, as mentioned previously in this report, the subject parcel also falls within an approved Planned Development which permits a total of twenty-two (22) single family detached units. The following analysis compares the potential impact of the exiting legal non-conforming use with that of the potential impact of the proposed expansion of the legal non-conforming use utilizing a worst-case scenario and does not reflect any

of the uses approved as a part of the existing Planned Development. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 28 Units	200	11	16

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU, Mobile Home Park (ITE Code 416) 42 Units	300	16	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+100	+5	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Taylor Road. Taylor Road is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 20 ft of pavement in average condition, +/- 4ft paved shoulders on both side of the roadway, no sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 58 ft of the right of way.

SITE ACCESS AND IMPACT OF EXPANISION ON ADJACENT PROPERTIES

It is anticipated that the site will have access to Taylor Road.

In alignment with section 11.03.06.J.1. of the Land Development Code, transportation staff reviewed possible impacts to the surrounding parcels to the north and the south, which make up the existing Planned Development, that would result from an expansion of the legal non-conforming use. Staff notes that the presence and expansion of the legal non-conforming use renders the existing Planned Development non-constructable. At which time the separate owners of the parcels to the north and south seek to develop, the existing Planned Development would

need to be modified and access from each respective parcel must be re-configured. As the adjacent parcel to the north under Folio No. 60794.0000 has direct frontage onto Taylor Road, the presence and expansion of the legal non-conforming use would not impact future direct access to Taylor Road for the currently permitted use. However, as the parcel to the south parcel under Folio No. 60795.0150 does not have direct access to a public roadway, the presence and expansion of the legal non-conforming use would impact this parcel's ability to establish legal access to Taylor Road for the currently permitted use.

Currently the southern parcel under Folio No. 60795.0150 is being accessed via an established legal easement with 25ft of right of way registered under Book No. 20866 and Page No. 556 connecting the southern parcel to Taylor Road through the subject parcel. If access to the southern parcel is limited this easement, given the extremely limited right of way width, this parcel would only be permitted to develop a singular single family detached dwelling unit in accordance with section 6.01.03.D of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Taylor Road is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Taylor Road is a roadway that connects to State Road 674. The roadway level of service provided for State Road 674. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
State Road 674	US HWY 301	CR 579	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Taylor 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 (TBD)

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	200	11	16
Proposed	300	16	24
Difference (+/-)	+100	+5	+8

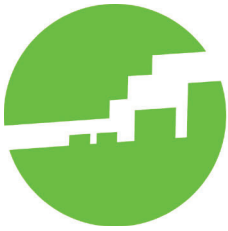
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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



**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 Special Use Consistency Review	
Hearing Date: March 24, 2025 Report Prepared: March 13, 2025	Case Number: SU 25-0300 Folio(s): 60795.0000 General Location: South of Main Street and Skewlee Road, east of Mango Road and west of Taylor Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Thonotosassa
Special Use Request	Special Use (SU) for a one-time increase of the existing legal nonconformity by 50% for a total of 42 mobile home units (an increase of 14 units). The existing nonconformity is the density, which exceeds the density otherwise allowable under the RES-2 Future Land Use category.
Parcel Size	+/- 8.56 acres
Street Functional Classification	Taylor Road – County Collector Mango Road – County Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-2	PD	Mobile Home Park
North	Residential-1	PD + ASC-1 + AR	Agricultural + Single-Family Residential
South	Residential-2 + Agricultural Estate-1/2.5	PD + RSC-4 + AR	Agricultural + Single-Family Residential
East	Residential-1	AR + PD	Agricultural + Single-Family Residential
West	Agricultural Estate-1/2.5	AR	Agricultural

Staff Analysis of Goals, Objectives and Policies:

The ± 8.56-acre subject site is located south of Main Street and Skewlee Road, east of Mango Road and west of Taylor Road. The site is in the Rural Area and is located within the limits of the Thonotosassa Community Plan. The applicant is requesting a Special Use for the permitted one-time increase of the existing legal nonconformity by 50%. The existing nonconformity is the density of 28 units, which exceeds the density otherwise allowable under the Residential-2 (RES-2) Future Land Use category. Accordingly, the Applicant seeks to increase that nonconformity by 50% as permitted by the LDC, for a total of 42 mobile home units (an increase of 14 units).

According to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall 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 as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. The current Future Land Use category is Residential-2, which would designate the site as a suburban enclave at a 2 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. The proposal meets the intent of Objective 1.2 and its associated policies.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-2 (RES-2) Future Land Use category. The RES-2 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-2 category allows for the consideration of up to 2 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. As the language states above, residential uses are allowed and therefore the proposal meets Objective 2.2 and the associated policies. According to FLUS Policy 4.1.3, legal non-conforming uses shall be recognized. The rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties shall be permitted. With the exception of principal residences or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with the Housing Section Policy 1.2.10. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies. The proposal meets the intent of Policy 4.1.3.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). 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 proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the site already has a mobile home park on it and the surrounding land use pattern is comprised of mostly agricultural and single-family uses. The proposed request to add 14 mobile home units to the mobile home park will complement the mostly agricultural area as well as the surrounding neighborhoods to the north and south of the site.

The site is within the limits of the Thonotosassa Community Plan. Goal 4 of the Plan seeks to maintain the existing diversity of housing types and styles. The proposal meets the intent of the Thonotosassa Community Plan with the addition of mobile home units in the already existing mobile home park.

Overall, staff finds that the proposed Special Use for a one-time increase of the existing legal nonconformity by 50% for a total of 42 mobile home units (an increase of 14 units) is compatible with the existing development pattern found within the surrounding area and supports the vision of the Thonotosassa Community Plan. The proposed Special Use would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Special Use **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions set by the Development Services Department.

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

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: The Rural Area is intended to provide areas for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas.

Policy 1.2.1: Within the Rural Area, 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 Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.

Land Use Categories

Objective 4.1: 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 4.1.1: 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 4.1.2: 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.

Relationship to Land Development Regulations.

4.1.3: Legal non-conforming uses shall be recognized. The rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties shall be permitted. With the exception of principal residences or uses or structures destroyed by an act of God, the expansion of nonconforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with the Housing Section Policy 1.2.10. However, the expansion may permit the construction of a use that is less intense than the existing non-conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.

Neighborhood/Community Development

Objective 4.4: 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 4.4.1: *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*

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goal 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.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ 25-0300

<all other values>

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Major Roads

Parcels

wam NATURAL LULC_Wet_Poly

AGRICULTURAL MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



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