

**Rezoning Application:** PD 25-0602  
**Zoning Hearing Master Date:** August 18, 2025  
**BOCC Land Use Meeting Date:** October 7, 2025

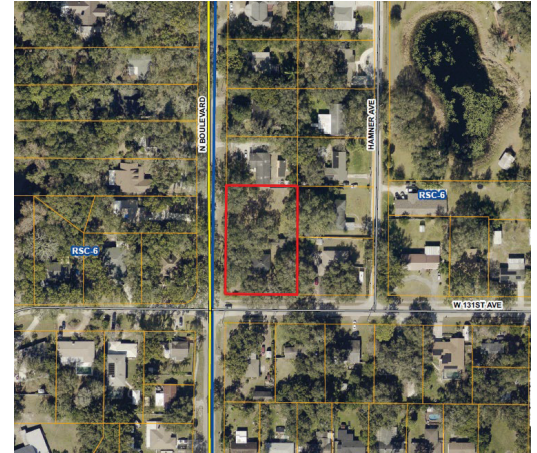


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Todd Pressman  
**FLU Category:** RES-4  
**Service Area:** Urban  
**Site Acreage:** 0.73  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None



### Introduction Summary:

The existing zoning is RSC-6 (Residential Single Family, Conventional), which permits single family residential pursuant to the development standards in the table below.

The proposed zoning for Planned Development (site plan controlled district) is proposed to allow a 14 bed Type B Community Residential Home pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	14 bed Type B Community Residential Home
Acreage	0.73	0.73
Density/Intensity	4 DU/AC	3.83 DU/AC (14 residents / 5 = 2.8, 2.8 DU/0.73 = 3.83 DU/AC)
Mathematical Maximum*	2 DU	2.8 /14-beds

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD
Lot Size / Lot Width	7,000 sf / 70'	Per PD site plan

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Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	Setbacks: Front: 77.14' Rear: 47.24' Side (West):14.76' Side (East): 38.36' Buffering and Screening: North: 15 feet wide, type "A" buffer w/ 6 feet shade trees 50' O.C. East: 15 feet wide, type "A" buffer W 6 feet shade trees 50' O.C.
Height	35'	30'

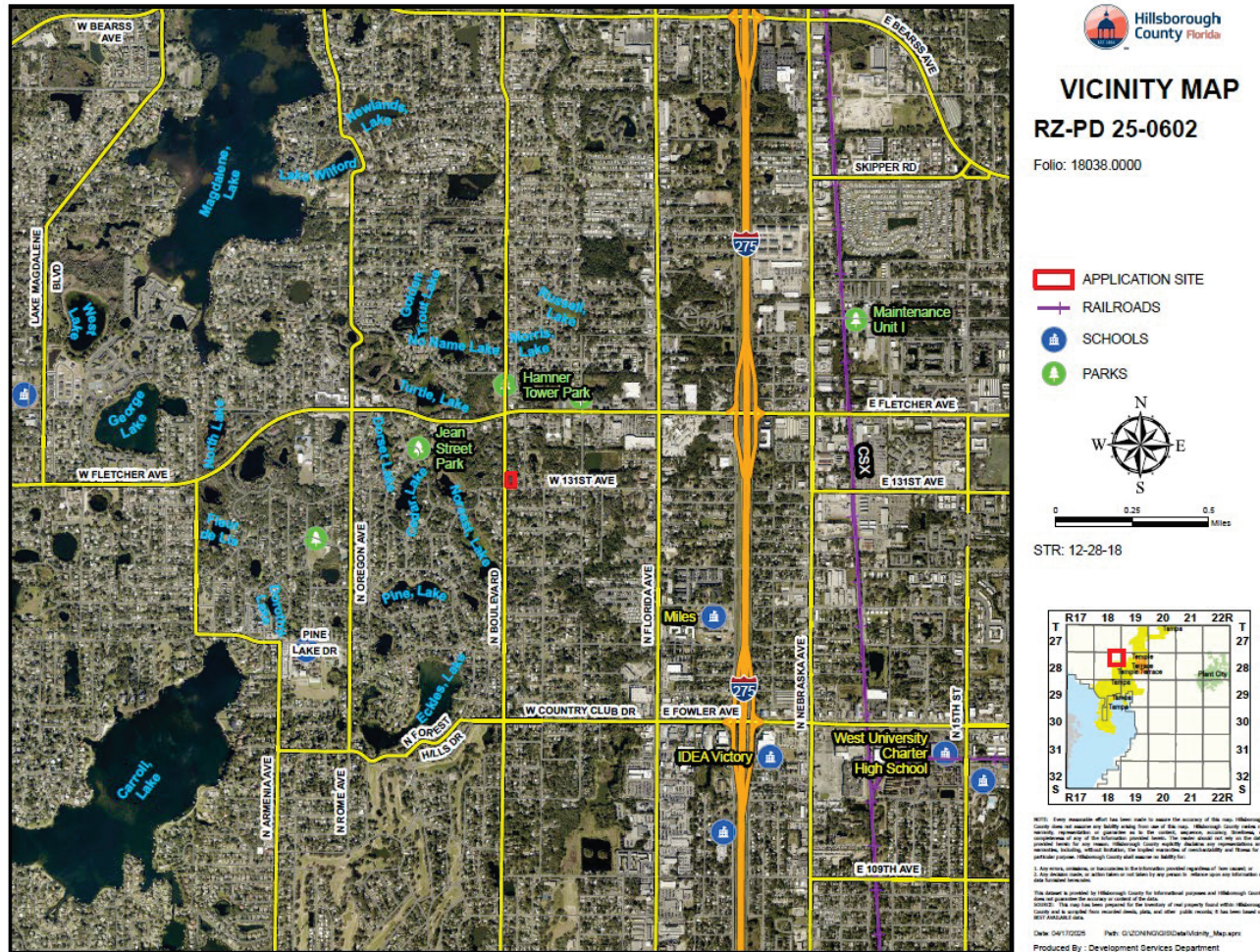
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



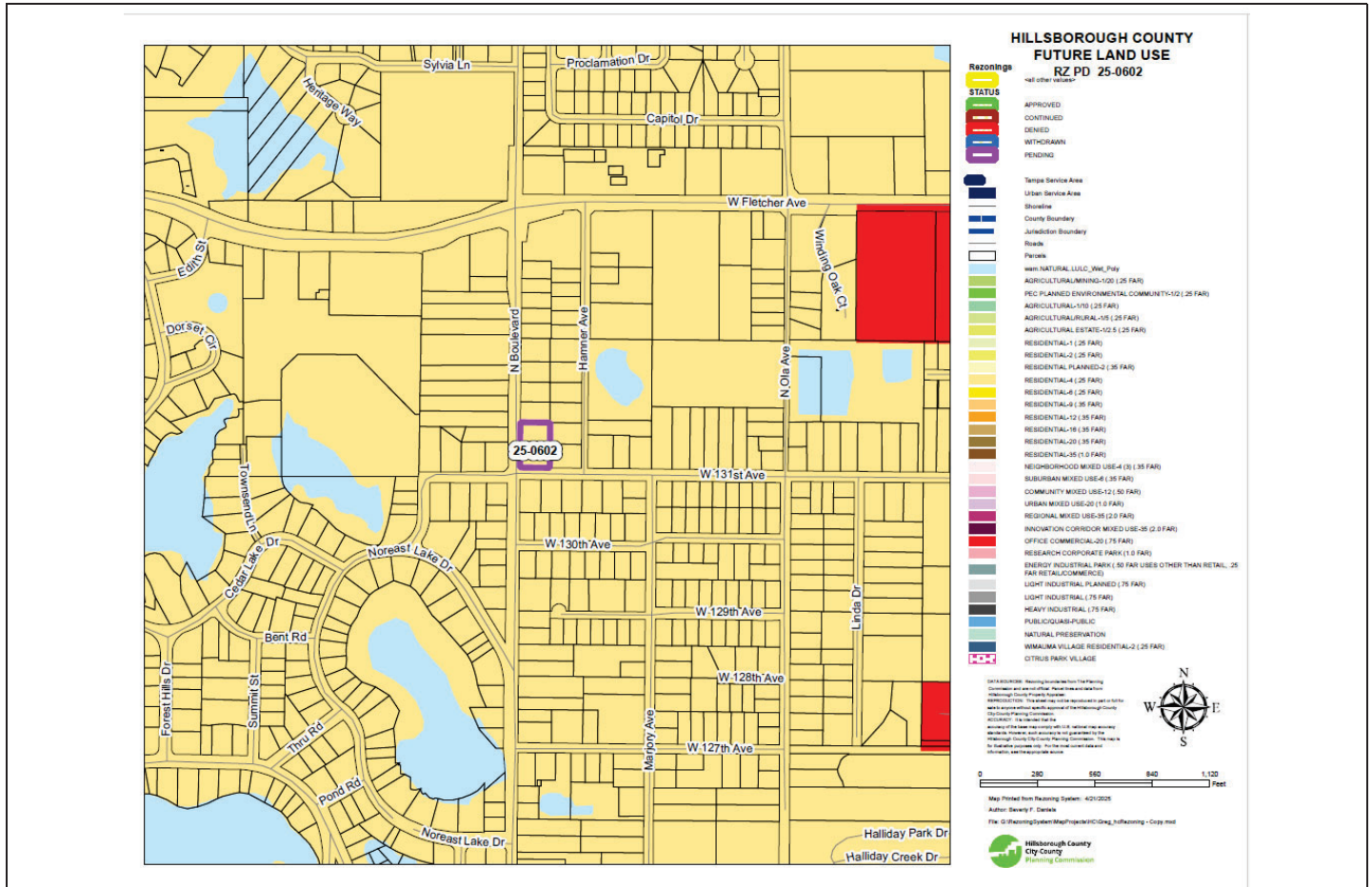
#### Context of Surrounding Area:

The area contains an established development consisting of residential single family conventional home uses with properties zoned RSC-6.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 RES-4
Maximum Density/F.A.R.:	4 du/ga, Neighborhood commercial, office or multi-purpose projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.





## 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 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
N Boulevard	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
W 131st Avenue	County Arterial - Urban	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	36	3	3
Difference (+/-)	+8	+1	Nil

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

**Connectivity and Cross Access**

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

**Design Exception/Administrative Variance**

Road Name/Nature of Request	Type	Finding
	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 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"/> Off-Site Improvement Determination Deferred Fully <input checked="" type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input 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> Community Residential Home (Assisted Living) Mobility (per bed) : \$1,253 * 14 = \$17,542 Fire: \$95 * 5.992 = \$569.24				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input 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 proposed facility will be in keeping with the height, scale, mass and bulk of the residential development. Conditions are included requiring that the facility be designed and constructed to resemble a residential structure. The proposed building height is 30 feet, which is below the 35-foot maximum permitted in the surrounding RSC-6 zoning.

As a Planned Development zoning request, compliance with distance requirements found in 6.11.28 is not required; however, staff examines the proposal with those standards in mind to determine compatibility. The Type B CRH is located within 500 feet of RSC zoned property. The CRH will be developed in a residential style to avoid an incompatible building within the community.

The proposed CRH will be located 52 feet from the northern property line. Property to the north consists of a nonconforming use at a nonconforming setback. Nonetheless, the applicant proposes a setback which exceeds the minimum side yard setback 7.5 feet. The area of separation will consist of the site's stormwater pond and a 15-foot wide buffer with Type A screening and tree plantings, which also exceeds buffering and screening requirements (5-foot wide buffer/Type A screening).

Property to the west is separated by the N. Boulevard Right-of-Way. The distance is 104 feet +/- . The proposed front yard setback is 14.76 feet, utilizing the front of the parcel, thereby providing space for the parking area along the south where access will occur.

Property to the south is separated by the W. 131<sup>st</sup> Right-of-Way. The distance is approximately 177 feet. A setback of 77 feet is proposed, which exceed the RSC-6 setback of 25 feet.

The distance from the east is approximately 94 feet, with the building setback at 38 feet. This exceed the RSC-2 setback of 7.5 feet. A 15-foot wide buffer with Type A screening and tree plantings will be provided, which exceeds buffering and screening requirements (5-foot wide buffer/Type A screening). Homes are not oriented towards the site.

The subject site is located at the intersection of N. Boulevard and W. 131<sup>st</sup> Avenue, both classified as arterial roadways. The neighborhood is zoned RSC-6 and parcels around the site are approximately 15,000 sf in size (0.36 acres). The subject site is double the size of the surrounding properties at 31,798 sf in size (0.73 acres). The size of this lot could be developed with 2 single-family lots utilizing RSC-6 development standards, which is a 25 foot setback to the west and south, and 7.5 feet from the north and east. The maximum building height for the RSC-6 zoning district is 35 feet. Lastly, when comparing trip generation between two single-family homes and the proposed uses, the AM and PM peak hour trips are comparable to residential.

### **5.2 Recommendation**

Staff recommends approval of the applicant's request, subject to conditions.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 5, 2025.

1. The project shall allow a 14 bed Type B Community Residential Home.
2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as following:

Gross Floor Area: 5,992 square feet  
Maximum Impervious Coverage: 40.6%  
Minimum Building Setback (North): 47.24 feet  
Minimum Building Setback (East): 38.36feet  
Minimum Building Setback (South): 77.14 feet  
Minimum Building Setback (West): 14.76 feet  
Maximum Building Height: 30 feet
3. The following buffering and screening standards shall apply:
  - a. A fifteen foot (15') wide buffer with type "A" screening shall be provided along the development's northern boundary. In addition, shade trees 6 feet in height at the time of planting shall be planted on 50-foot centers.
  - b. A fifteen foot (15') wide buffer with type "A" screening shall be provided along the development's eastern boundary. In addition, shade trees 6 feet in height at the time of planting shall be planted on 50-foot centers.
4. The facility shall be designed and built to appear as similar to a residential structure as possible. At a minimum, the structure shall have a pitched roof and windows on the western and southern facades.
5. The project shall be served by one full access connection to W 131st Avenue.
6. Parking shall be provided in accordance with LDC Section 6.05.02.
7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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:****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 25-0602**

ZHM HEARING DATE: August 18, 2025

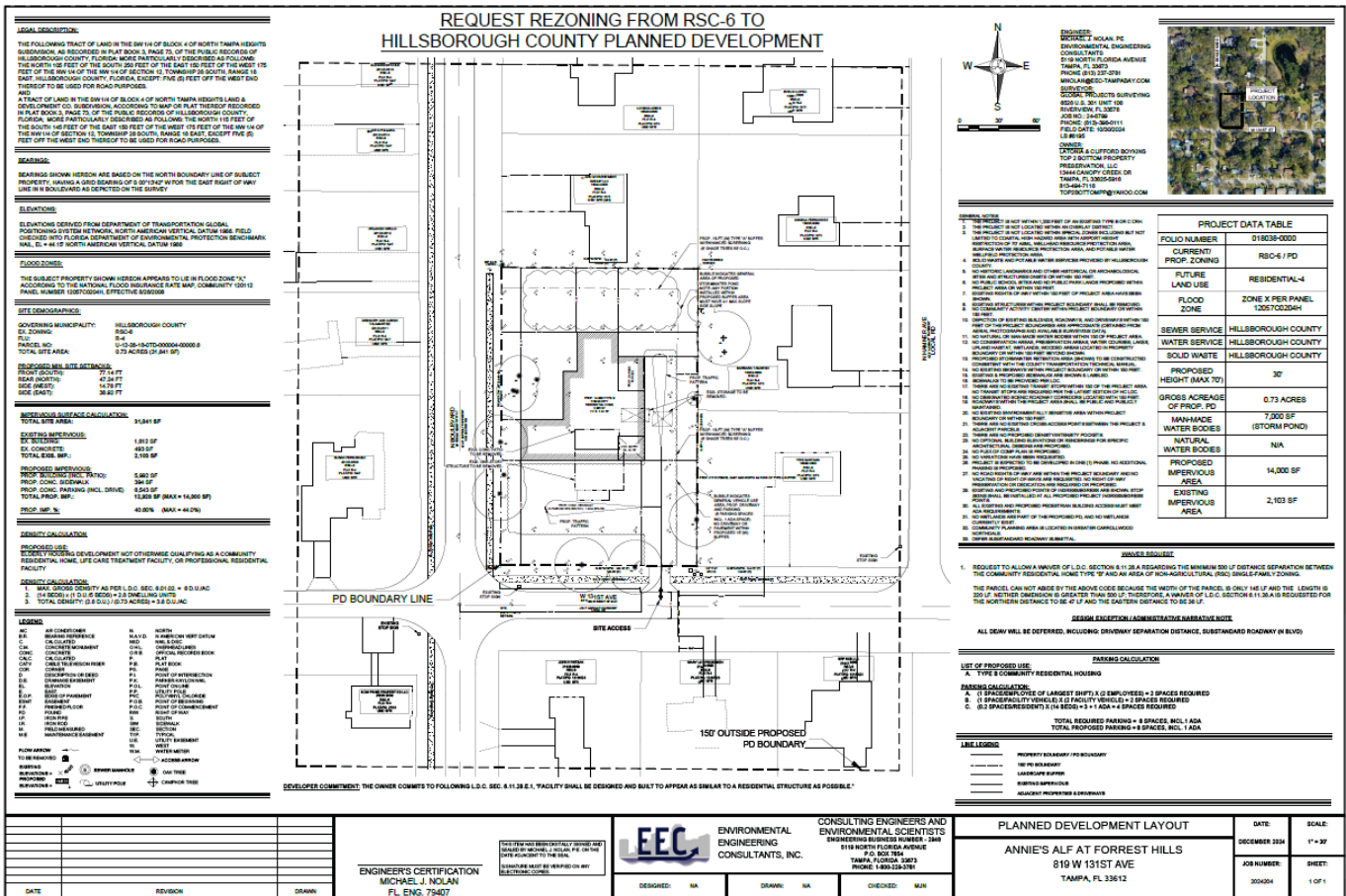
BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Tania C. Chapela

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None

## 8.0 PROPOSED SITE PLAN (FULL)



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



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/4/2025

*Revised 8/12/2025*

REVIEWER: Jessica Kowal, MPA, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Carrollwood

PETITION NO: PD 25-0602

- ☐ 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.

### **CONDITIONS OF APPROVAL**

- The project shall be served by one full access connection to W 131<sup>st</sup> Avenue.
- Parking shall be provided in accordance with LDC Section 6.05.02.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone from Residential, Single-Family Conventional (RSC-6) to a Planned Development (PD) on approximately 0.73 acres for the development of a Community Residential Home B with a maximum of 14 beds. The subject site is located on the northeast corner of the intersection of W 131<sup>st</sup> Avenue and N Boulevard.

#### **Trip Generation Analysis**

Staff has prepared a comparison of the potential trips generated by development under the current zoning district and with the proposed special use based upon 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
RSC-6*, Single-Family Detached/2 dwelling units (ITE Code 210)	28	2	3

*\*Density is further restricted by the RES-4 Future Land Use Classification*

Proposed Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Assisted Living (ITE LUC 254)	36	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	+8	+1	Nil

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on N Boulevard and W 131<sup>st</sup> Avenue.

N Boulevard is a 2-lane, undivided, substandard collector rural road characterized by 22 feet of pavement in good condition, no bike lanes, 5-foot-wide sidewalks on the west side of the roadway within the vicinity of the proposed project, and within +/- 60 feet of right of way.

W 131st Avenue is a 2-lane, undivided, substandard local rural road characterized by 20 feet of pavement in good condition, no bike lanes, 5-foot-wide sidewalks on the north of the roadway within the vicinity of the proposed project, and within +/- 60 feet of right of way.

### **SITE ACCESS**

The project is proposed to have a full access connection to W 131st Avenue. Although the roadway is substandard, the project is not subject to substandard road improvements as the peak hour trips do not exceed 10 vehicular trips.

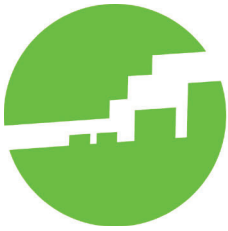
### **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

The abutting segment of W 131st Avenue 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.

The roadway level of service provided for N Boulevard is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N Boulevard	County Club Drive	Lake Magdalene Boulevard	D	C

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



**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> August 18, 2025 <b>Report Prepared:</b> August 7, 2025	<b>Case Number:</b> PD 25-0602 <b>Folio(s):</b> 18038.0000 <b>General Location:</b> North of 131 <sup>st</sup> Avenue West, east of Boulevard North, and west of North Hammer Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Carrollwood-Northdale
<b>Rezoning Request</b>	Planned Development to develop a 14-bed Type B Community Residential Home
<b>Parcel Size</b>	+/- 0.73 acres
<b>Street Functional Classification</b>	131 <sup>st</sup> Avenue West – <b>Local</b> Boulevard North – <b>County Collector</b> North Hammer Avenue – <b>Local</b>
<b>Commercial Locational Criteria</b>	N/A
<b>Evacuation Area</b>	None



Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-6	Single-Family Residential
North	Residential-4	RSC-6	Single-Family Residential
South	Residential-4	RSC-6	Single-Family Residential
East	Residential-4	RSC-6	Single-Family Residential
West	Residential-4	RSC-6	Single-Family Residential

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

The 0.73 ± acres subject site is located north of 131<sup>st</sup> Avenue West, east of Boulevard North and west of North Hammer Avenue. The site is in the Urban Service Area and within the limits of the Greater Carrollwood-Northdale Community Plan. The subject site's Future Land Use Category is Residential-4 (RES-4). The applicant is requesting a Planned Development to develop a 14 bed Type B Community Residential Home.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently has single family residential uses. There are single-family residential uses surrounding the site. The proposal for a Residential Facility is residential in nature and therefore meets the intent of Objective 1.1.

Per FLUS 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-4 (RES-4) Future Land Use category, which can be considered for up to 4 dwelling units per acre. The applicant requests a maximum of 14 beds for the Type B Community Residential Home. The proposal is within the limits of the maximum intensity expected in this land use category. The Residential-4 Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses

and multi-purpose projects. As the language states above, residential uses are allowed and the proposal is residential in nature, therefore, it meets Objective 2.2 and the associated policies.

Per FLUS Policy 4.5.5, the Land Development Code shall include placed persons-to dwelling unit conversion factors for congregate living facilities. Per the Land Development Code Section 6.11.28.C., to calculate density for Community Home Types B and C each "placed" resident in the facility shall equal one-fifth of a dwelling unit. With a 0.73 -acre site, the development could be considered for up to 14 beds. Therefore, the proposed Planned Development is consistent with FLUS Policy 4.5.5.

According to FLUS Objective 4.6, residential support uses are allowed within residential neighborhoods to directly serve the population. These uses must be located and designed in a manner to be compatible with the surrounding residential development pattern. Furthermore, FLUS Policy 4.6.1 outlines that residential support uses such as childcare centers, adult care centers and churches are an allowable land use in any of the residential, commercial and industrial Future Land Use categories so long as the facility is of a design, intensity and scale to serve the surrounding neighborhood in which it occurs. In this case, the applicant is proposing a Planned Development with a 14-bed Type B Community Residential Home the proposed density is within the maximum that may be considered in the RES-4 category and is therefore in scale with the surrounding neighborhood. The proposal is consistent with policy direction in FLUS Objective 4.6 and Policy 4.6.1.

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 surrounding land use pattern is comprised mostly of single-family residential. The proposed request will complement the area.

The proposed Planned Development meets the intent of the Greater Carrollwood-Northdale Community Plan. Goal 1 of the Community Plan seeks to provide community facilities and residential support uses. Goal 2 of the plan requires that new development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development are integrated with the existing suburban nature of each neighborhood. With the proposal being considered a residential support use and the planned development adding architectural features that match the surrounding residential uses, the proposal is consistent with the Community Plan.

Overall, staff find that the proposed use is allowable in the RES-4 Future Land Use category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the Greater Carrollwood-Northdale Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan* subject to the proposed conditions by the Development Services Department.

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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**

### **Urban Service Area**

**Objective 1.1:** Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

### **Relationship to the Future Land Use Map**

**Goal 2:** Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

**Objective 2.1:** The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

**Policy 2.1.1:** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

### **Future Land Use Categories**

**Objective 2.2:** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

**Policy 2.2.1:** 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.

### **Compatibility**

**Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which

allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development

### **Development**

**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.

**4.1.6:** 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 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.

### **Neighborhood/Community Development**

**Objective 4.4: Neighborhood Protection** – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

**Policy 4.4.1:** Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

### **Neighborhood and Community Serving Uses**

**Policy 4.5.5:** The Land Development Code shall include appropriate development standards and/or placed persons-to dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas



**Objective 4.6:** *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible with the surrounding residential development pattern.*

**Policy 4.6.1:** *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories. The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning*

**Livable Communities Element: Greater Carrollwood-Northdale Community Plan**

**Goal 1:**

- *Community facilities and residential support uses with appropriate parking and functional open space.*

**Goal 2:**

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0602

<all other values>

Rezonings

STATUS

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service Area  
Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

wam NATURAL LULC\_Wet\_Poly

AGRICULTURAL/MINING-120 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

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

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/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 with the appropriate authorities. Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authorities. Hillsborough County City/County Planning Commission. This map is for informational purposes only. It is the most current data and information, and the appropriate authorities.



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Author: Beverly F. Daniels

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