

Rezoning Application: PD 24-0591

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: Allen Goins

FLU Category: RES-4

Service Area: Urban

Site Acreage: +/-1.19 acres

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 1.19-acre unified development (folio no. 87396.0160) located at the southeast corner of Lithia Pinecrest Road Steet and Stearns Road. The request is for a rezoning from AS-1 to PD to allow a 5,000-square-foot health practitioner's (dental) office.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Neighborhood Commercial, Office Healthcare Practitioner's Office
Acreage	1.19 acres	1.19 acres
Density/Intensity	Density: 1 dwelling unit per 1 acre Intensity: NA	Density: NA Intensity: Max 0.10 FAR
Mathematical Maximum*	1 dwelling	+/-5,000-sf dental office

*number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	AS-1		PD 24-0591
Setbacks/Buffering and Screening	Front: 50 ft. Side: 15 ft. Rear: 50 ft.		Lithia Pinecrest Rd. (Front): Stearns Rd. (Front) Side: 20 ft.
Height	50 ft. Max. Ht.		35 ft. Max. Ht.
Additional Information:			
PD Variation(s)	None requested as part of this application		

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Case Reviewer: Tim Lampkin, AICP

Waiver(s) to the Land Development Code
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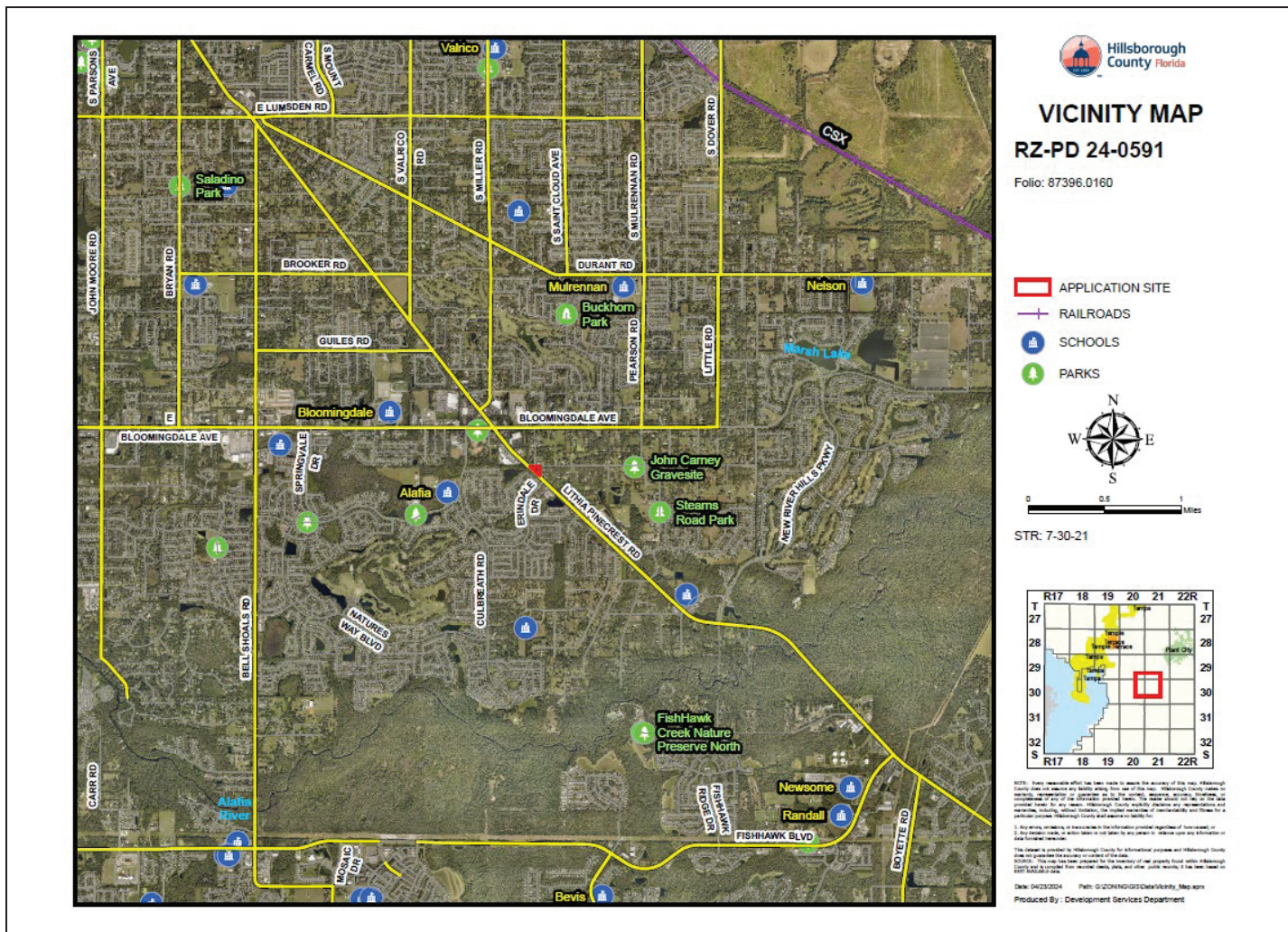
None Requested.

Planning Commission Recommendation: CONSISTENT

Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



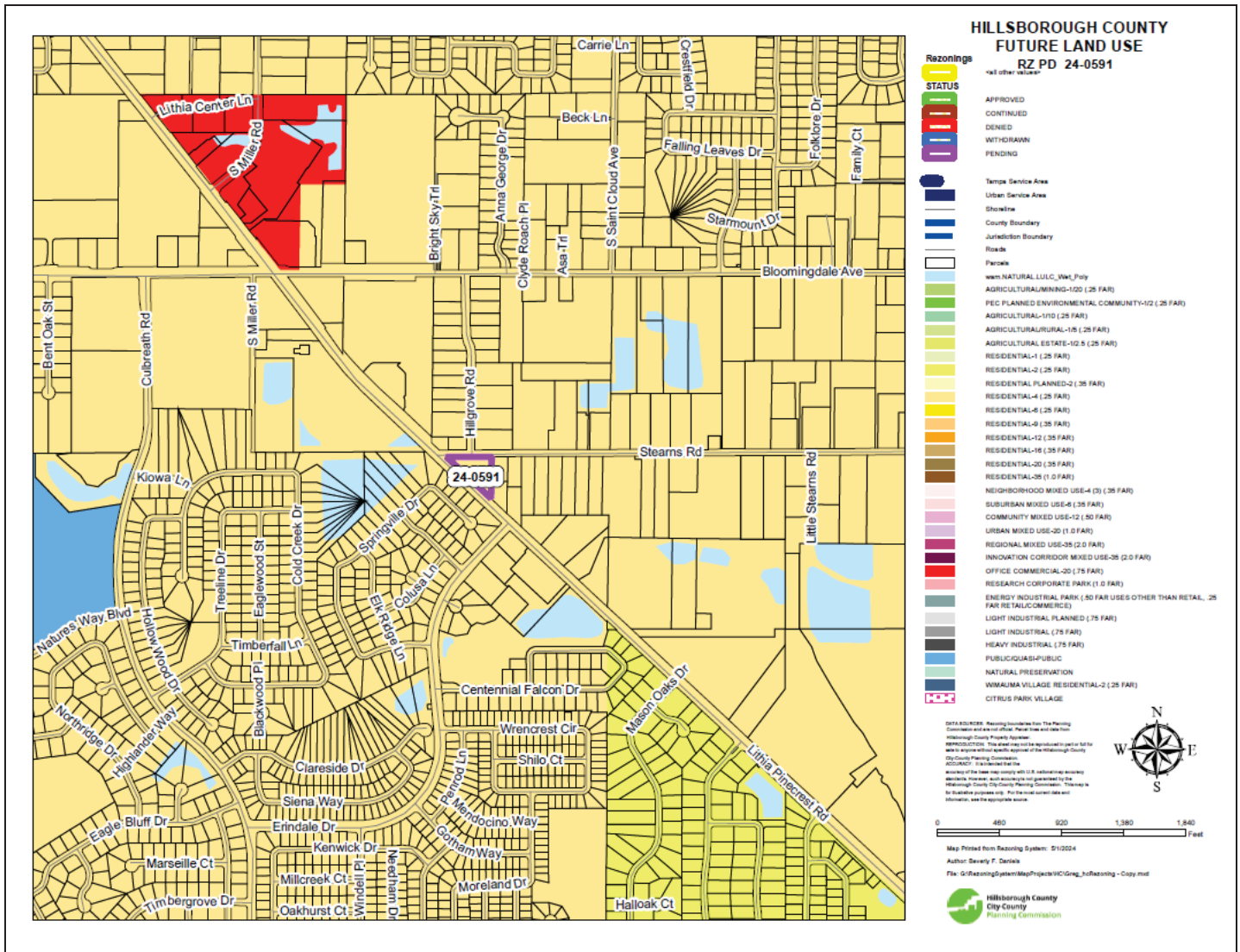
Context of Surrounding Area:

The subject property is located at the southeast corner of Lithia Pinecrest Road and Stearns Road, approximately 1,670 feet south-southeast of Bloomingdale Avenue and Lithia Pinecrest Road.

The site is located in an area predominantly comprised of residential and commercial uses. To the immediate southeast is a property owned by Brighthouse Networks LLC, and a single-family home to the immediate northeast. North across Stearns Road are single-family homes, and northwest across Lithia Pinecrest Road is a coffee shop (Panera Bread), grocery store (Fresh Market) and various commercial businesses. Further north towards Bloomingdale Avenue and Lithia Pinecrest Rd. is more commercial, including a Publix, animal hospital and the Bloomingdale Sports Complex.

2.0 LAND USE MAP SET AND SUMMARY DATA

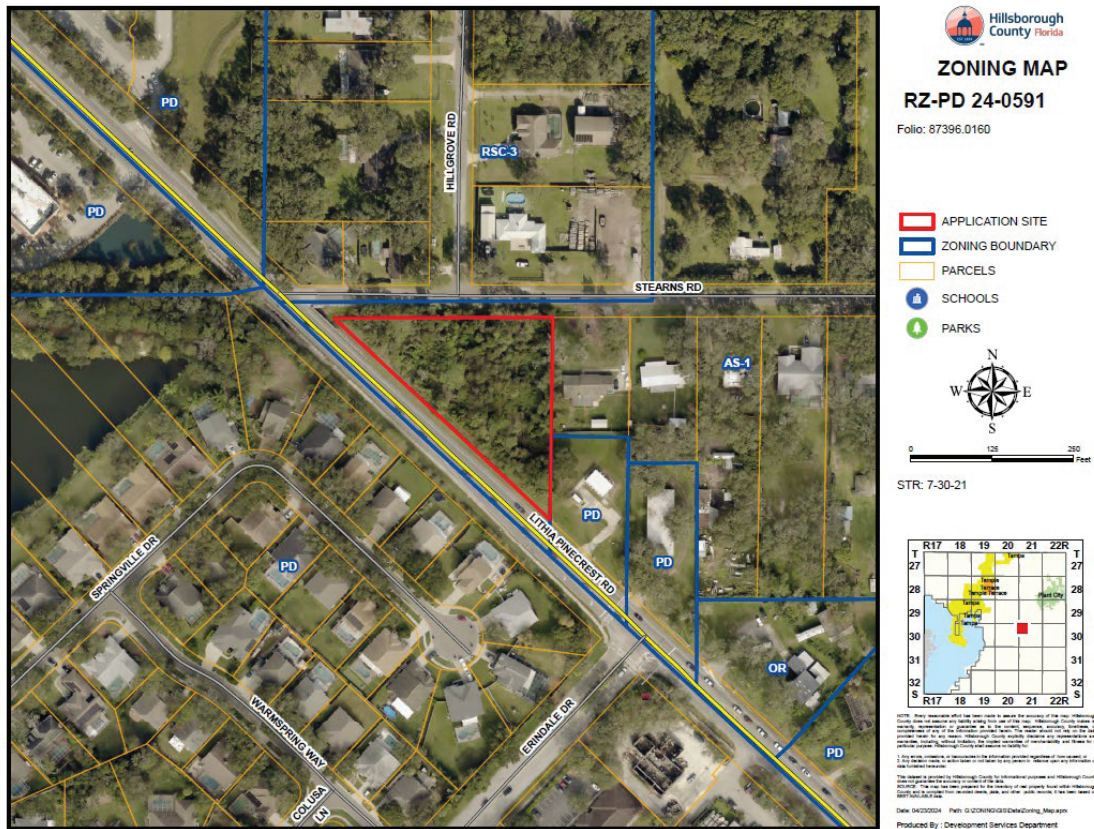
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	Residential: 4 du/acre Maximum FAR: 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.

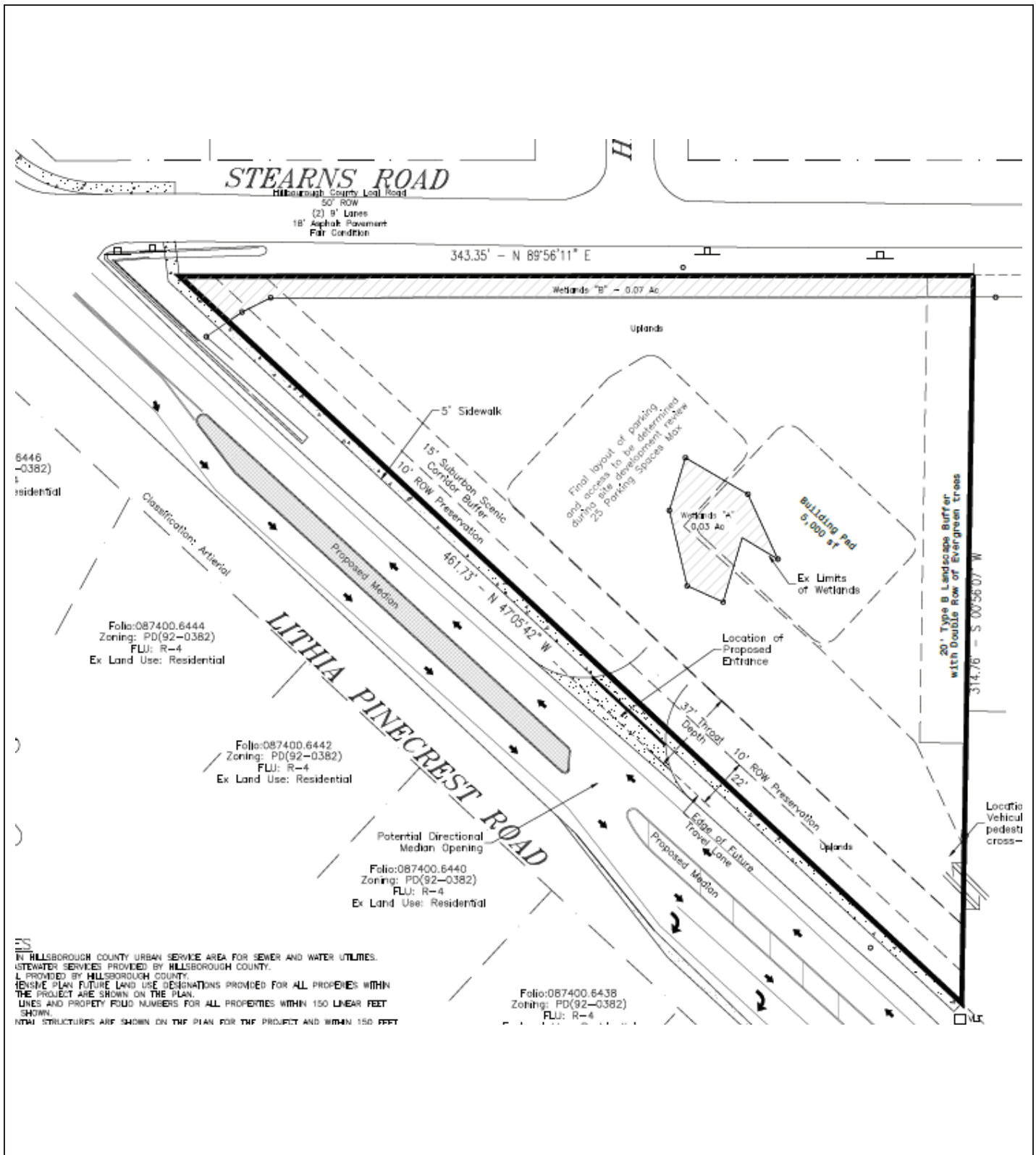
2.0 LAND USE MAP SET AND SUMMARY DATA

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	RSC-3	3 units per acre	Residential	Single-family homes
South & West	Lithia Pinecrest Rd. & PD 92-0382 (Section LL)	Density: 3.5 units per acre	Single Family	Single-family homes
East	PD 90-0132 / MM 97-0238	FAR: 0.046 Density: NA	Public Service Facility	Bright House Networks Public Service Facility (Switching Station Facility)
	AS-1	1 du/acre	Agricultural, Single Family	Single-family home

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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

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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lithia Pinecrest Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other:										
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments						
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input 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							
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input 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							
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)										
<table border="0"> <tr> <td> Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313 </td> <td> Coffee Donut Shop w/DT (no indoor seating) (Per DT lane - mobility) (Per 1,000 sq ft - fire) Mobility: \$38,135 Fire: \$313 </td> <td> Coffee Donut Shop w/Drive Thru (indoor seating) (Per 1,000 s.f.) Mobility: \$115,638 Fire: \$313 </td> </tr> <tr> <td> Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313 </td> <td> Medical Office (10k sq ft or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158 </td> <td> Medical Office (gr than 10k sq ft) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158 </td> </tr> </table>					Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Coffee Donut Shop w/DT (no indoor seating) (Per DT lane - mobility) (Per 1,000 sq ft - fire) Mobility: \$38,135 Fire: \$313	Coffee Donut Shop w/Drive Thru (indoor seating) (Per 1,000 s.f.) Mobility: \$115,638 Fire: \$313	Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313	Medical Office (10k sq ft or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (gr than 10k sq ft) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 applicant seeks to develop a 5,000-square-foot dental (health practitioner's) office located on a +/-1.19-acre subject property located at the southeast corner of Lithia Pinecrest Road and Stearns Road, approximately 1,670 feet south-southeast of Bloomingdale Avenue and Lithia Pinecrest Road. Surrounding development includes single-family residential to the north across Stearns Road and adjacent to the northeastern portion of the subject site. Southeast to the proposed development is a Bright House Networks' Switching Station Facility. The subject property is triangularly shaped with only three sides including front yards located on both Stearns Road and Lithia Pinecrest Road.

The applicant is required to provide a 20-foot-wide buffer with Type "B" screening adjacent to the single-family home located to the northeast. The applicant proposes to provide additional screening by extending the 20-foot-wide buffer with Type "B" screening southward where a buffer is not required, along the entirety of the eastern property boundary, except for a 20-foot-wide area dedicated for future cross access to the property located to the southeast.

The applicant proposes a maximum building height of 35 feet which an additional compatibility setback (2 feet for every 1 foot over 20 feet, resulting in a 50-foot setback). The applicant requests relief of the additional 2-foot setback. Per the applicant's narrative the applicant's justification for not requiring the additional setback is "due to site constraints including floodplain mitigation, stormwater retention requirements, wetland impact avoidance and the irregular, triangular lot configuration. Additionally, the applicant provides that the "location of the driveway dictates the location of the proposed parking, drive aisles and building footprint". Staff also notes, the AS-1 to the immediate east of the subject site allows a maximum building height of 50 feet.

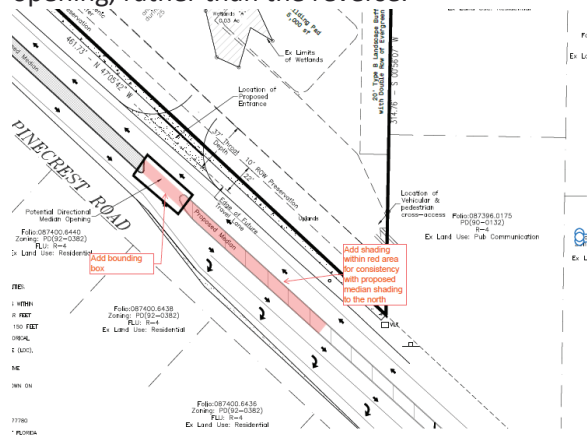
The applicant proposes to allow a dumpster (Accessory Structure) within the required front yard. The applicant proposes a minimum front setback of 50 feet along Stearns Road and the applicant proposes the dumpsters be located approximately 42' from the property boundary which encroaches +/-8 feet into the proposed required front yard. Required dumpster enclosures/screening will be required. Per LDC Section 6.11.04.C.4, accessory structures (such as dumpsters) may be located within a required front yard if that yard functions as a side yard. On these lots, accessory structures shall be permitted to intrude up to ten feet into the required front yard functioning as a side yard. Based on this provision, the dumpster could be placed up to 40 feet from Stearns Road.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor LDC Section 6.06.00, Landscaping, Irrigation and Buffering Requirements of the Land Development Code, nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

- Revise “Dental Office” to “Health Practitioner’s Office” in Site Data Table & Site Plan.
- For consistency, add the required sidewalk along the project’s Sterns Rd. frontage. Staff notes that final sidewalk placement shall be subject to LDC/TTM/TDM requirements as specified in the proposed conditions;
- Modify the site data table to replace Dental Office with Health Practitioner’s Office;
- Revise label reading “Potential Directional Median Opening” to instead read "Potential Directional Median Opening to Permit Left-Out Movements In Addition to Right-In/Right-Out Movements - See Conditions of Approval"; and,
- Add a bounding box and shading within the red area (for consistency with proposed median shading to the north), as shown below. Staff notes that the median should be shown as closed, with the potential for an opening, rather than the reverse.



Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 27, 2025.

- *Height is not subject to the additional 2 feet for every foot over 20 feet per Section 6.01.01, endnote 8.

- a. The dumpster shall be a minimum of 40 feet from Stearns Road (front yard functioning as the side yard).
5. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be considered anywhere along the PD boundaries.
6. As shown on the PD site plan, access shall be restricted to one (1) right-in/right-out access to Lithia Pinecrest Rd. Additionally:
 - a. The developer shall construct a vehicular and pedestrian cross access stubout along the project's eastern boundary.
 - b. The developer shall construct a minimum 4-foot-wide raised concrete separator for a minimum distance of +/- 75-feet from the project access, or as otherwise required to ensure a safe project design.
 - c. The developer may be permitted an interim directional median opening to allow right-in/right-out/left-out turning movements; however, such opening shall be contingent upon the developer reconstructing the roadway to provide a minimum 22-foot-wide refuge/median which will allow safe 2-stage, outbound turning movements (or another design acceptable to the County Engineer), while also sufficiently restricting left-in movements. Such median opening shall be considered temporary (i.e. at such time as the Lithia Pinecrest Rd. is widening to 4-lanes, or in the event such access is found to create safety or operational issues, the median opening may be closed by the County or others, in which case the project access would revert to a right-in/right-out only access).
 - d. Construction access shall be restricted to the one (1) vehicular access shown on PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 10 feet of right-of-way along its Lithia Pinecrest Rd. frontages, such that a minimum of 55 feet of right-of-way is preserved north of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
8. Notwithstanding anything shown on the PD site plan to the contrary, sidewalks shall be constructed in accordance with Land Development Code and Transportation Technical Manual (TTM)/ Transportation Design Manual (TDM) requirements, as applicable. Final location and design of sidewalks and crosswalks shall be subject to Hillsborough County review and approval.
9. If 24-0591 is approved, the County Engineer will approve a Design Exception (dated August 6, 2025) which was found approvable by the County Engineer (on August 12, 2025) for the Lithia Pinecrest Rd. substandard road improvements. As Lithia Pinecrest Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to Lithia Pinecrest Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
 - a. Install a minimum 5-foot-wide sidewalk (including a crosswalk across Stearns Rd.) between the sidewalk to be constructed along the project's frontage (i.e. the northern project boundary) and the existing sidewalk terminus located +/- 154 feet north of the subject site, along the east side of Lithia Pinecrest Rd., and,
 - b. Install a minimum 5-foot-wide sidewalk between the sidewalk to be constructed along the project's frontage (i.e. the southern project boundary) and the existing sidewalk terminus located +/- 170 feet south of the subject site, along the east side of Lithia Pinecrest Rd.

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. The site plan may be modified from the Certified Site Plan to avoid tree removal.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
15. 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.
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.

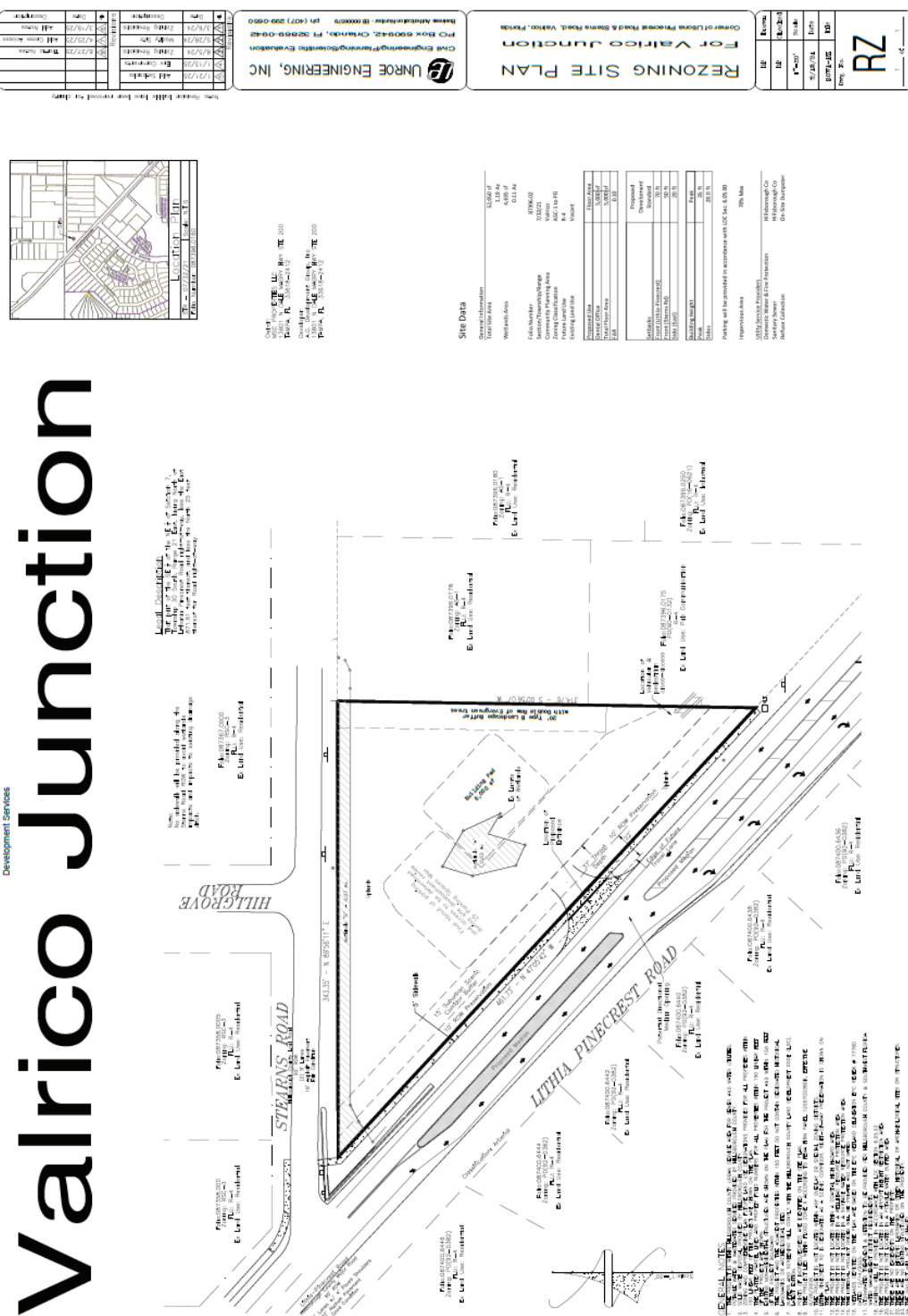
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

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

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

7.0 ADDITIONAL INFORMATION

8.0 PROPOSED SITE PLAN (FULL)



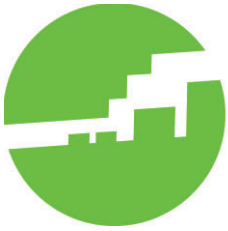
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BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 Report Prepared: August 7, 2025	Case Number: PD 24-0591 Folio: 87396.0160 General Location: Southeast of the Stearns Road and Lithia Pinecrest Road intersection
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Rezone from Agricultural Single-Family-1 (AS-1) to Planned Development to allow a 5,000 square foot healthcare practitioner's office
Parcel Size	+/- 1.19 acres
Street Functional Classification	Lithia Pinecrest Road – Arterial Stearns Road – Major Local
Commercial Locational Criteria	Meets
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AS-1	Vacant
North	Residential-4	RSC-3 + AS-1	Single Family/Mobile Home + Light Commercial
South	Residential-4	PD + OR + AS-1	Public Communications/Utilities + Light Industrial
East	Residential-4	AS-1	Single Family/Mobile Home + Public/Quasi-Public/Institutional
West	Residential-4	PD	Single Family/Mobile Home + HOA + Light Commercial + Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.19 +/- acre subject property is located southeast of the Stearns Road and Lithia Pinecrest Road intersection. The subject property is located within the Urban Service Area and is not within the limits of a Community Plan. The applicant is requesting a Planned Development (PD) to permit a 5,000 square foot health practitioner's office.

The subject site is located within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80% of all population growth will occur. FLUE Policy 1.4 outlines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. The applicant is proposing a health practitioner's office on a site that meets Commercial Locational Criteria, has limited the size of the building to a neighborhood scale and is proposing to meet the buffering and screening requirements on the eastern boundary that is adjacent to residential. Due to site design and the sensitivity to the nearby residential, the request meets FLUE Policy 1.4.

The site is located within the Residential-4 (RES-4) Future Land Use category. The intent of the RES-4 category is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 category include residential, neighborhood commercial, office uses and multi-purpose projects. Non-residential uses must meet the established locational criteria for specific land uses or seek a waiver. The proposed health practitioner's office is consistent with the uses expected in the RES-4 Future Land Use

category and also meets Commercial Locational Criteria as required in this Future Land Use category and as described under FLUE Objective 22.

Per Future Land Use Element (FLUE) Objective 8 and Policy 8.1, RES-4 allows for the consideration of up to a 0.25 FAR. With 1.19 acres, a 0.25 FAR limit equates to a maximum of 12,959 square feet of non-residential uses. However, the site is limited to 5,000 square feet due to its location on a Major Local roadway. In order to maintain the scale of existing development, FLUE Policies 22.1 and 22.2 outline that properties that meet Commercial Locational Criteria in the RES-4 Future Land Use category that are located within 300 feet of the intersection of a collector/arterial roadway and a major local roadway are limited to 5,000 square feet. The request is consistent with this policy, as the proposed building footprint is limited to 5,000 square feet per the site plan and the proposed Conditions of Approval.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element under Objective 16. FLUE Policy 16.3 requires development and redevelopment to be integrated with adjacent land uses through the creation of like or complementary uses. The applicant is requesting a non-residential use that is less intense than other non-residential uses such as retail establishments, gas stations and drive thrus, which is in keeping with the character of the existing neighborhood and consistent with this policy direction. FLUE Policies 22.5 and 16.2 call for gradual transitions of intensities between different land uses through site planning, buffering and screening and the control of land uses. The request to rezone the property to allow for a health practitioner's office is consistent with this policy direction, as the proposed use is relatively low in intensity with operating characteristics similar to a typical office use. In addition, the applicant is providing a 20B buffer along the eastern edge of the property that is closest to existing residential homes. The required 20B buffer will include two rows of evergreen trees at least ten feet in height at the time of planting and spaced 20 feet apart. By providing a relatively low intensity use and the required buffering and screening, the request is consistent with FLUE Policy 16.2. FLUE Policy 16.5 calls for development of non-residential land uses to be located along arterials and collector roadways and to locations external to established and developing neighborhoods. The site is located along Lithia Pinecrest Road, an arterial roadway, and Stearns Road, a major local roadway, which is consistent with this policy direction.

Mobility Section (MS) Objective 5.7 and its supporting policies call for a comprehensive bike and pedestrian system to attract more people to walk and bicycle for all trip purposes. The applicant has committed to constructing a sidewalk along Lithia Pinecrest Road on the western boundary of the site as well as another sidewalk along Stearns Road on the northern boundary of the site. These important pedestrian connections are consistent with this policy direction.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan that was submitted into Optix on March 20, 2025, and provided revised comments on April 16, 2025, after a site inspection on January 6, 2025. The EPC has determined that in the current site plan configuration, a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with FLUE Objective 13 and associated policies and Environmental and Sustainability Section (ESS) Objective 3.5 and associated policies.

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). At the time of uploading this report, the Hillsborough County Development Services Department and the Transportation Review Section staff reports were not yet available in Optix and thus were not taken into consideration for analysis.

of this request. However, the following Hillsborough County agencies had no objection to the proposed Planned Development: Water Resources, Conservation and Environmental Lands Management, Environmental Services Division, Natural Resources and the Environmental Protection Commission. Therefore, the request is consistent with FLUE Objective 9, Policy 9.1 and Policy 9.2.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category and is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: 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.

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.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.3: 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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: *The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:*

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*
- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

Policy 22.5: *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in land use shall be established that recognizes the existing surrounding community character and supports the creation of a walkable environment. This transition will cluster the most intense land uses toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e., antiques, boutiques) toward the edges of the activity center.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION

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

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

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

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

MOBILITY SECTION

Objective 5.7: *Build a comprehensive bicycle/pedestrian system, including multi-use trails or side paths, sidewalks, pedestrian crossings and on-road bicycle facilities, to attract more people to walk and bicycle for all trip purposes.*

Policy 5.7.1: *Incorporate a bicycle and pedestrian network adequate to support population growth at adopted levels of service into the Corridor Preservation Plan.*

Policy 5.7.3: *Use trails and shared-use paths to connect schools, neighborhoods, parks, greenways, and civic, residential, and commercial districts, excluding paths through preserves and conservation parks. Use techniques such as cooperative agreements, easements, public right-of-way and Land Development Code standards.*

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 24-0591

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- warm 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: Rezoning 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 City/County Planning Commission. ACCURACY: It is intended that the City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 5/1/2024

Author: Beverly F. Daniels

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