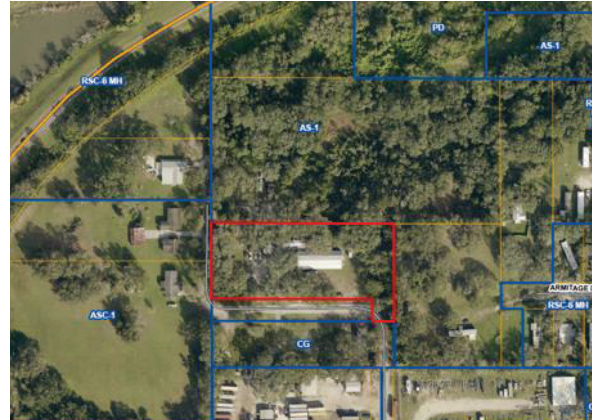


Rezoning Application: PD 24-0459
Zoning Hearing Master Date: January 14, 2025
BOCC Hearing Meeting Date: March 11, 2025

1.0 APPLICATION SUMMARY

Applicant: William H. Roberts
FLU Category: Community Mixed Use -12 (CMU-12)
Service Area: Urban
Site Acreage: 1.73 MOL
Community Plan Area: Seffner Mango
Overlay: None



Introduction Summary:

The applicant proposes to rezone a parcel from AS-1 (Agricultural Single-Family) to PD 24-0459 (Planned Development) to allow for an 8 space Mobile Home Park.

	Existing	Proposed
District(s)	AS-1	PD 24-0459
Typical General Use(s)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	1.73 MOL	1.73 MOL
Density/Intensity	1 du/ ga	4.62 du/ga
Mathematical Maximum*	1 unit	8 units

*number represents a pre-development approximation

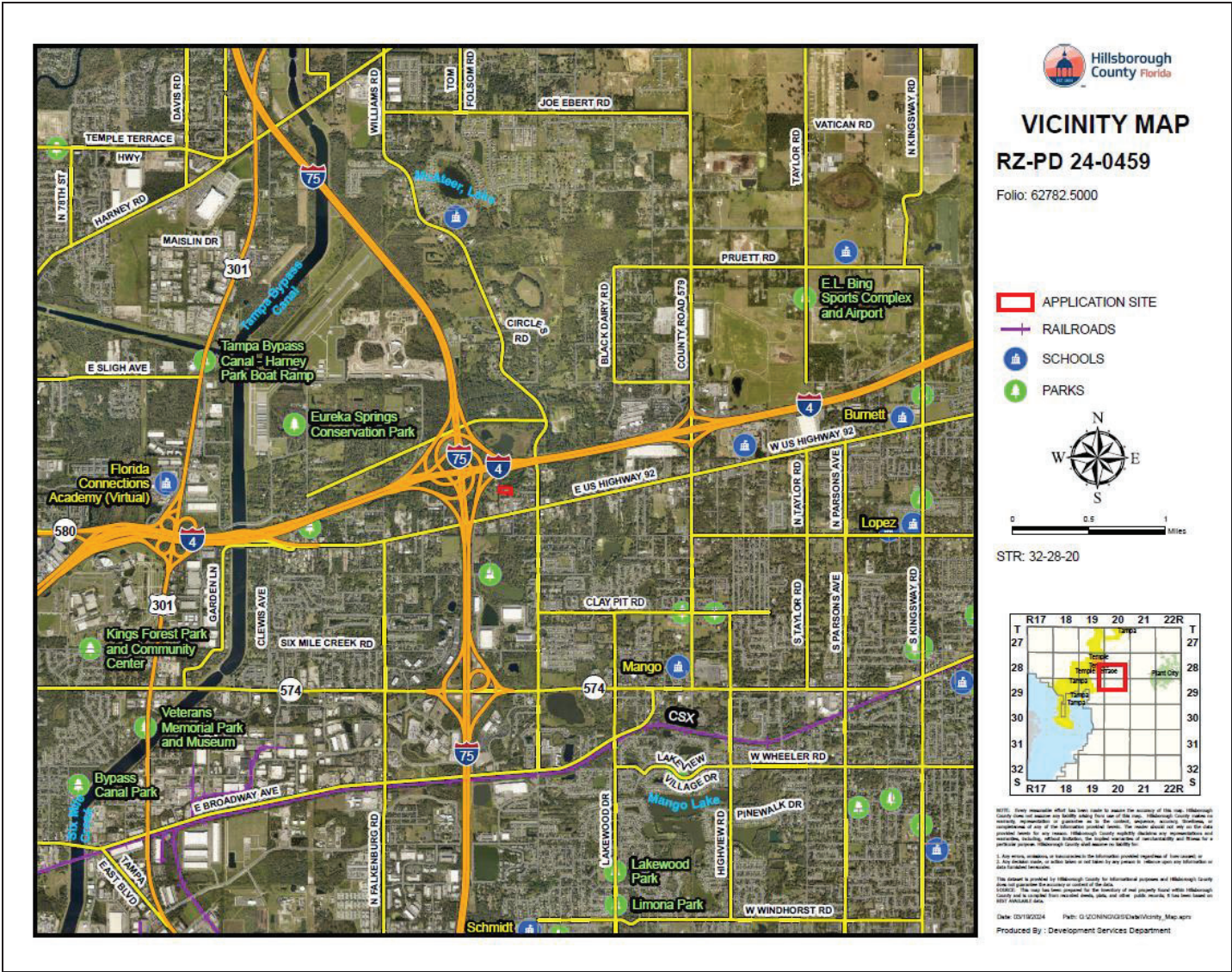
Development Standards:	Existing	Proposed
District(s)	AS-1	PD 24-0459
Lot Size / Lot Width	43,560 sf / 150'	3,240 sf / 45'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	5' Front 5' Rear 5' Sides
Height	50'	35'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Sec 6.11.110.I.5

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

2.1 Vicinity Map

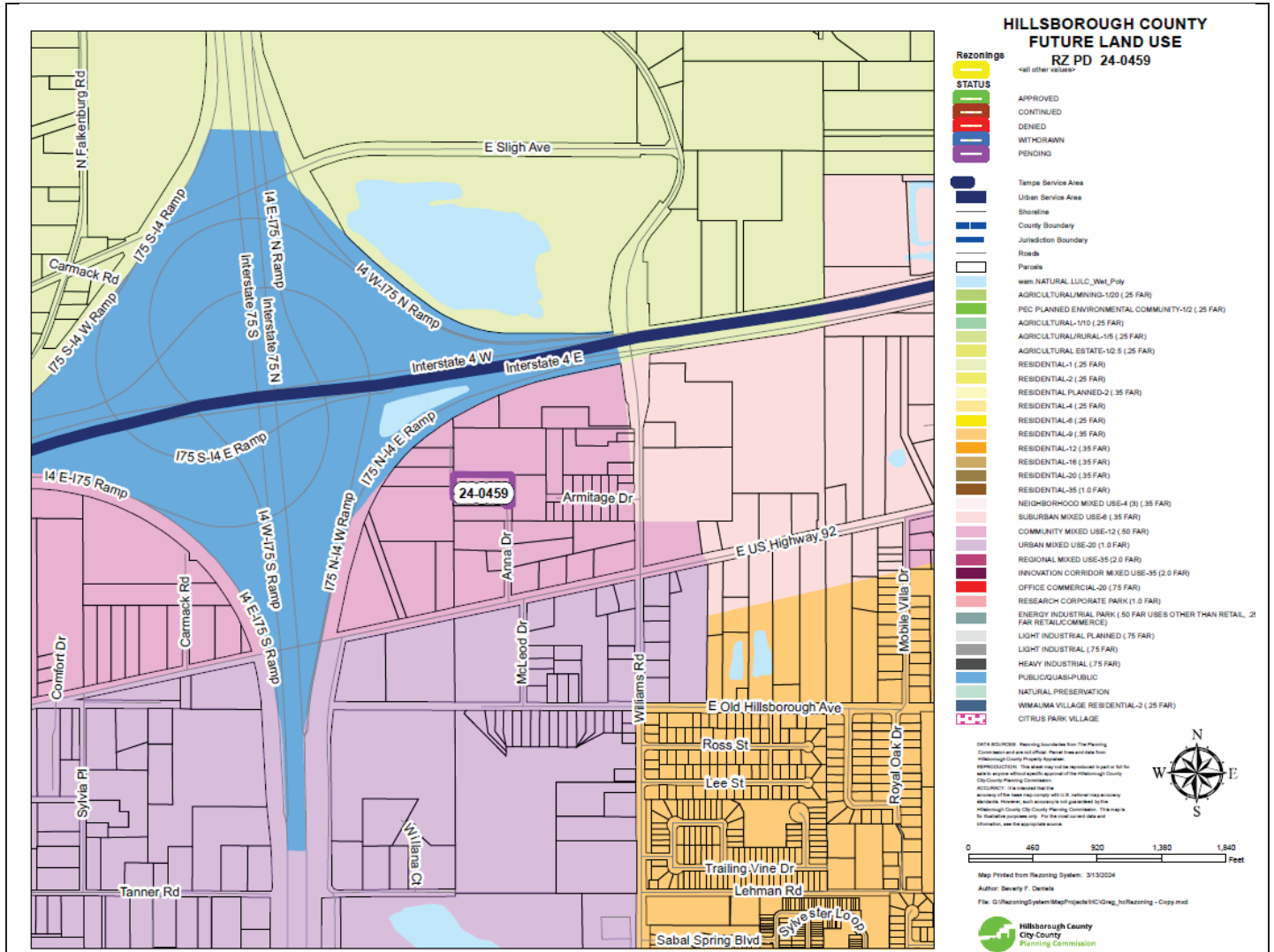


Context of Surrounding Area:

The subject property is located at 5613 Anna Drive Tampa. The area consists of single-family residential, light industrial and commercial. Located further to the northwest is the major intersection of Interstate 75 and Interstate 4.

2.0 LAND USE MAP SET AND SUMMARY DATA

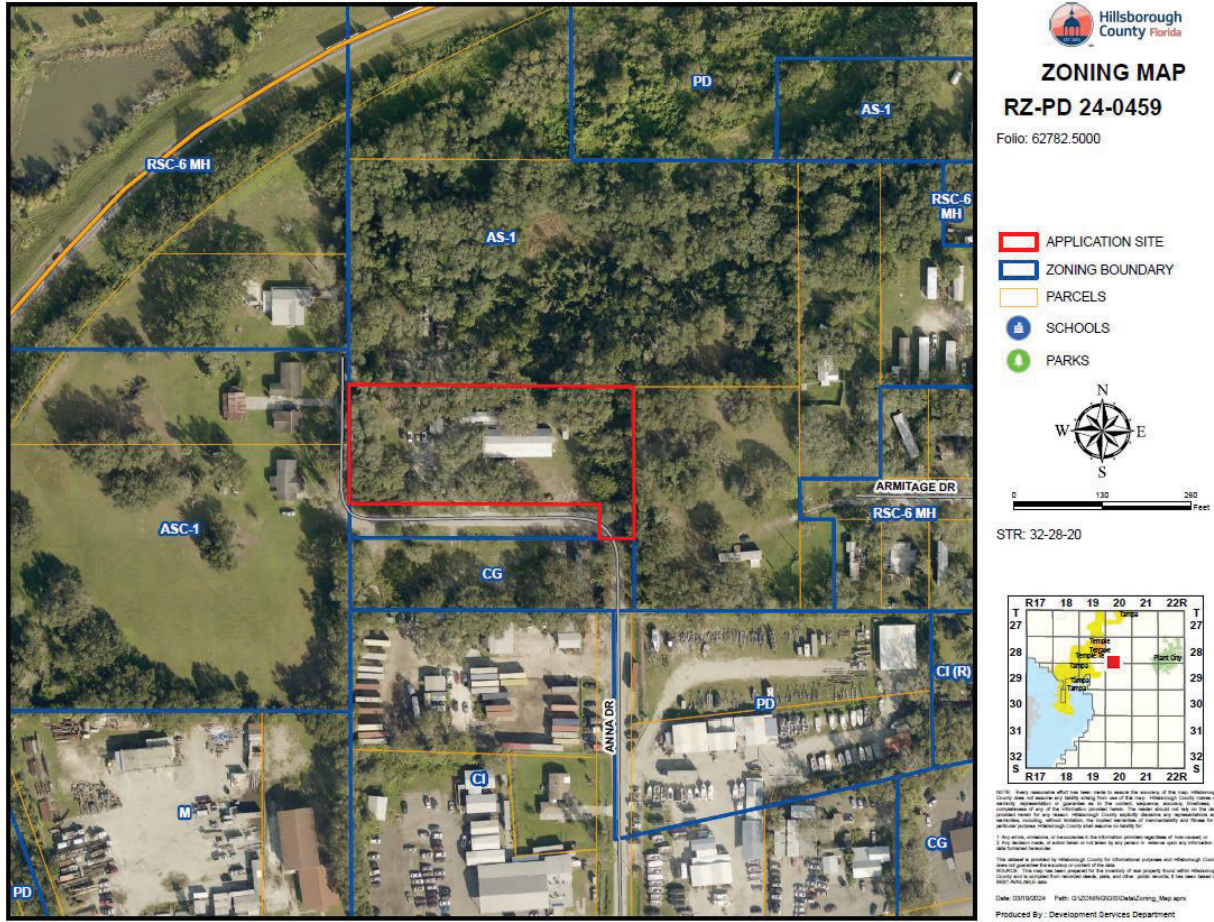
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Community Mixed Use -12 (CMU-12)
Maximum Density/F.A.R.:	12.0 du/ga / 0.50 F.A.R.
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

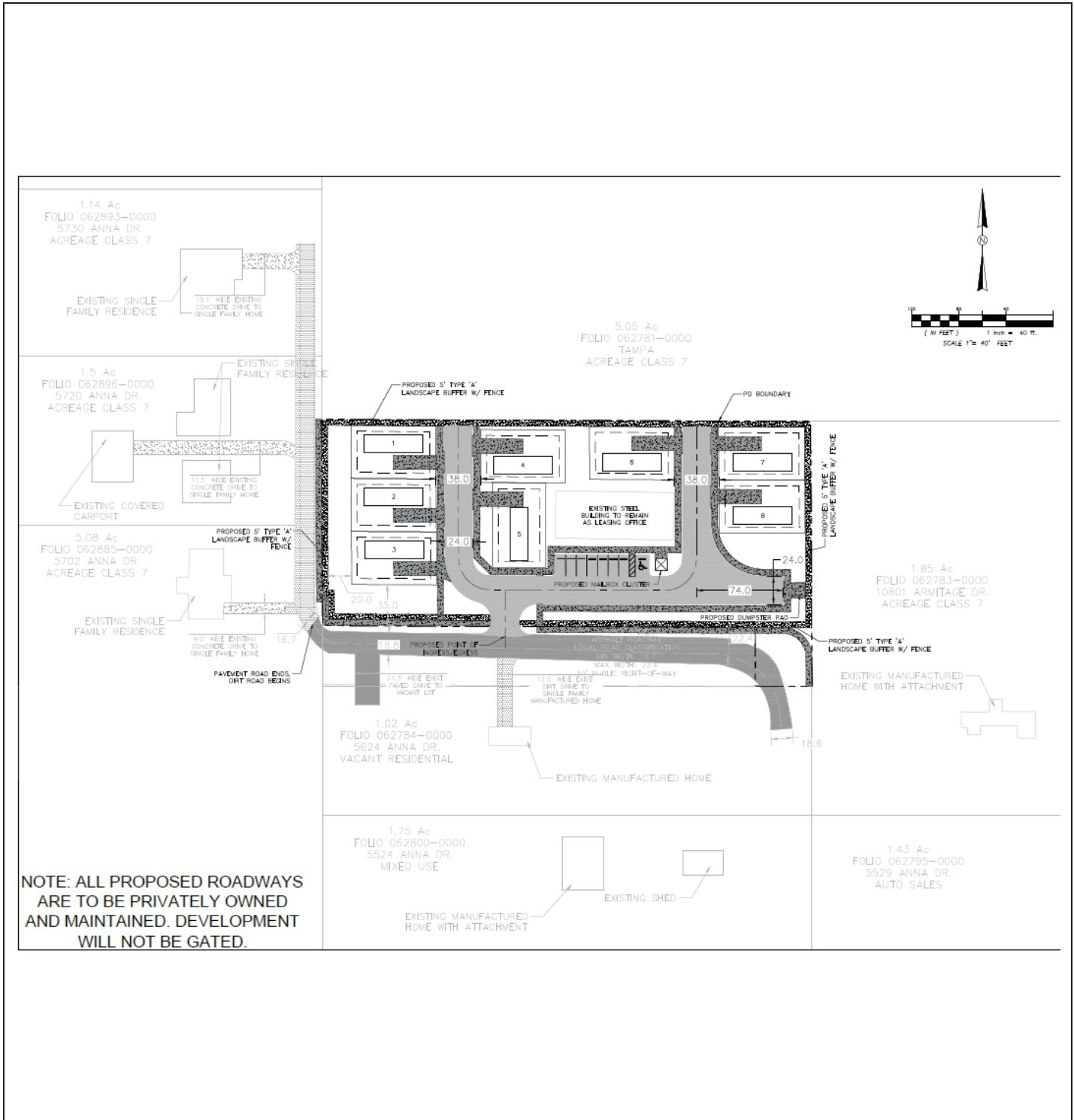


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
South	AS-1, CG	1 du/ga, CG: 0.27 F.A.R.	County ROW CG: General Commercial	County ROW, CG: Vacant
East	AS-1	1 du/ga	Single-Family Residential/Agricultural	Vacant
West	ASC-1	1 du/ga	Single-Family Residential/Agricultural Conventional Only	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

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
Anna Dr.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	57	3	8
Difference (+/-)	+48	+2	+7

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
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.
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	
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	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Other Airport Height Restriction: 90' AMSL 				
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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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	
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	An individual permit will be required.
Impact/Mobility Fees (Fee estimate is based on a 1,500 square foot, Mobile Home Unit) Mobility: \$3,455 * 8 = \$27,640 Parks: \$1,957 * 8 = \$15,656 School: \$7,027 * 8 = \$56,216 Fire: \$335 * 8 = \$2,680 Mobile Home total 10 units = \$102,192				
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 surrounding uses are similar to the request, single-family residential, with a mobile home park located further to the east. Neighboring zonings AS-1 and RSC-6 (MH) adjacent to and in the immediate vicinity also permit mobile homes.

Therefore, the rezoning of the subject parcel from AS-1 to PD with an 8-space mobile home park would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to certification, the applicant shall:

1. Add space size and space width to site plan.
2. Add waiver request regarding LDC Section 6.11.110.I.5 to the site plan.
3. Remove current land use from site plan.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 17, 2024.

1. Development shall be limited to 8 mobile home spaces and a leasing office.
2. Development shall proceed with the following standards:
 - a. Minimum perimeter setbacks:

North:	5 feet
South:	35 feet
East:	5 feet
West:	25 feet
 - b. Minimum mobile home space setbacks:

Front:	5 feet
Side:	5 feet
Rear:	5 feet; including three-foot easements for utilities
 - c. Five-foot wide, type A, buffers shall be provided along the north, south, east, and west property boundaries.
 - d. Mobile home spaces must contain at least 2,800 square feet and the average area for all mobile home spaces must contain at least 3,200 square feet; and
 - e. Maximum height: 35 feet
3. Mobile homes that are replaced must meet the minimum setback requirements of LDC, 6.11.110.I.3.
4. The site shall have one access connection on Anna Dr., as shown on the PD site plan.
5. Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.

6. Notwithstanding anything shown on the PD site plan, the external sidewalk along the project frontage shall be designed and constructed consistent with Section 6.03.03 of the Land Development Code and the Transportation Technical Manual.
7. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. All construction ingress and egress shall be limited to the project access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
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 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.
12. 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.
13. 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.
14. 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.

APPLICATION NUMBER: PD 24-0459

ZHM HEARING DATE: January 14, 2025

BOCC HEARING DATE: March 11, 2025

Case Reviewer: Chris Grandlienard, AICP

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The applicant is requesting a waiver to the requirements in LDC Sec 6.11.110.I.5: *There shall be a setback of 50 feet in depth along major streets abutting a mobile home or recreational vehicle park, and a setback of not less than 25 feet in depth between the mobile homes and the park boundaries, except a common property line shared with other such parks where the setback requirements will be ten feet on each side of the property to the units.* The applicant is requesting a waiver from the 25-foot requirement and instead require a 5-foot park boundary to the north and east.

The following are site considerations argued by the applicant for the waiver request:

1. Adjacent Properties

- a) The surrounding properties are largely vacant and wooded, with more than 100 feet of separation.
- b) The proposed development has been designed in an effort to minimize the effects to these properties.

2. Locational Benefits

- a) The proposed development is located with very easy access to Interstates 75 and 4.
- b) Traveling around the state is made easier from this parcel.

3. Traffic Control

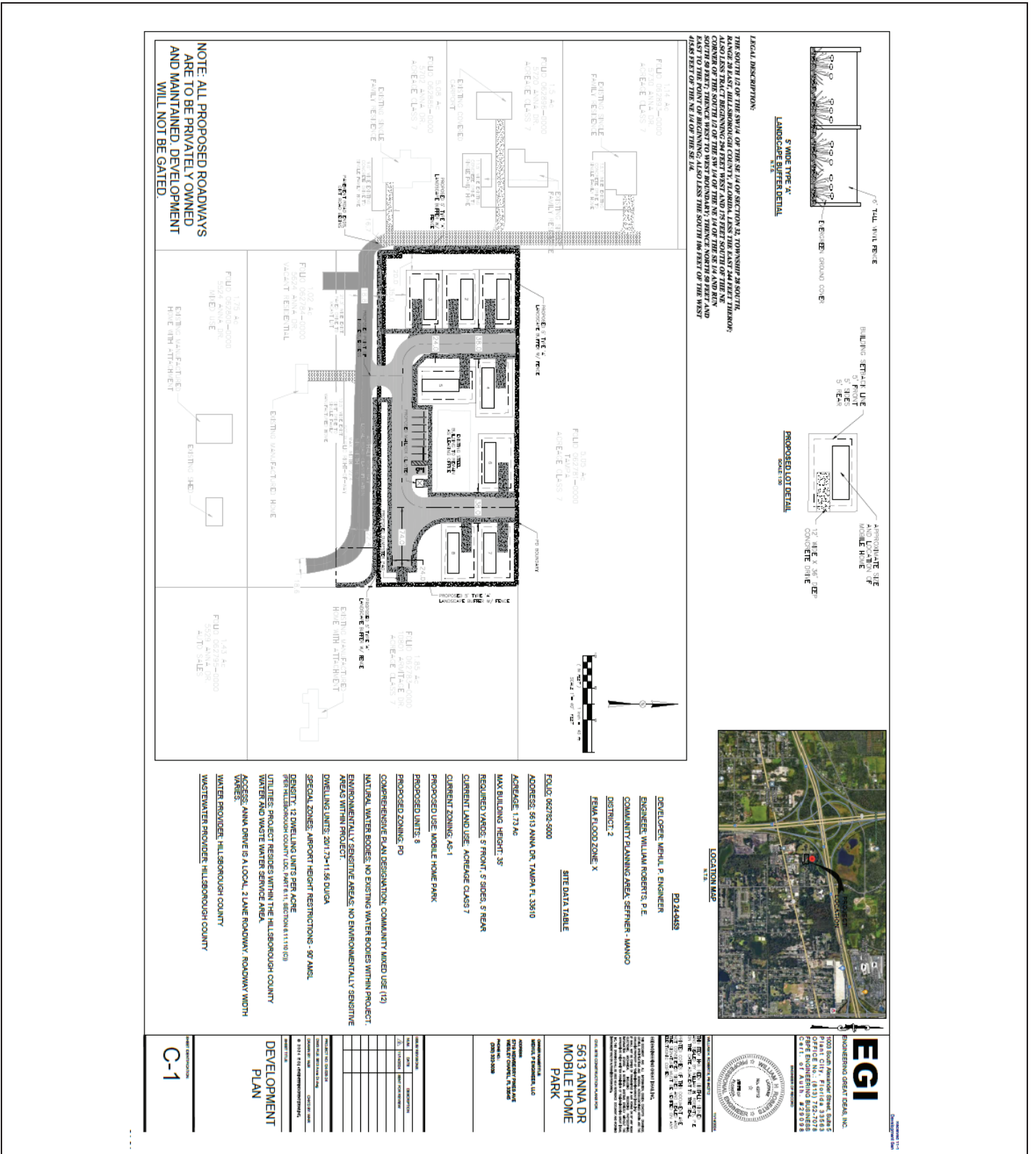
- a) Traffic on Anna Drive will be managed by an existing traffic light at the corner of Anna Drive and US HWY 92.

4. Community Enhancement

- a) The current visual state of the property is poor. We hope to help with the beautification of the area.
- b) The design of the development has taken nearby residents into account and has minimal impact to them.
- c) An offsite sidewalk has been provided to help aid in pedestrian safety.
- d) Nearby businesses will benefit from the tenants.

The parcel is adjacent to CG to the south and there are vacant parcels to the north and east. In addition, Type A screening is being provided, as required. In consideration, staff finds the considerations sufficient for waiver request approval for requirements in LDC Sec 6.11.110.I.5.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/02/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 24-0459

- 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 site shall have one access connection on Anna Dr., as shown on the PD site plan.
- Notwithstanding anything shown on the PD site plan, minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC and designed consistent with the County Transportation Technical Manual.
- Notwithstanding anything shown on the PD site plan, the external sidewalk along the project frontage shall be designed and constructed consistent with Section 6.03.03 of the Land Development Code and the Transportation Technical Manual.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- All construction ingress and egress shall be limited to the project access as shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5613 Anna Dr., approximately 673 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 1.73-acre site from Agricultural, Single Family 1(AS-1) to Planned Development (PD). The proposed PD is seeking approval of a mobile home park with 8 units. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

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

Proposed PD Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8-Unit Mobile Home Park (ITE LUC 240)	57	3	8

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+48	+2	+7

The proposed change will result in an increase in potential maximum trips of 48 daily trips, 2 peak hour trips in the AM and 7 peak hour trips in the PM.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by the County. The roadway consists of +/- 17 to 20-foot paved surface in poor condition, lying within a +/- 50-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 10' travel lanes within 50' minimum right of way for a Residential Development.

While Anna Dr. is substandard, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS

The project proposes a single vehicular and pedestrian access connection to Anna Dr.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code and the County Transportation Technical Manual.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC and the County Transportation Technical Manual.

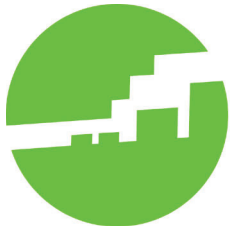
Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC and County Transportation Technical.

ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US HWY 92	WILLIAMS RD	US HWY 301	D	C

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



**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: January 14, 2025 Report Prepared: January 3, 2025	Case Number: PD 24-0459 Folio(s): 62782.5000 General Location: North of Anna Drive, south of Interstate-4
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)
Service Area	Urban Service Area
Community Plan(s)	Seffner-Mango
Rezoning Request	Agricultural Single-Family (AS-1) to Planned Development (PD) to allow an eight lot Mobile Home Park
Parcel Size	1.73 ± acres
Street Functional Classification	Anna Drive – Local Interstate-4 – State Principal Arterial
Commercial Locational Criteria	Not Applicable
Evacuation Area	E

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	AS-1	Single Family Residential
North	Community Mixed Use-12 + Public/Quasi-Public	AS-1 + PD + AR	Vacant
South	Community Mixed Use-12 + Urban Mixed Use-20	CG + CI + PD	Public/Quasi-Public/Institutions + Light Commercial + Single Family Residential
East	Community Mixed Use-12 + Suburban Mixed Use-6	ASC-1 + RSC-6 + PD	Vacant + Single Family Residential + Mobile Home Park
West	Community Mixed Use-12 + Public/Quasi-Public	ASC-1 + RSC-6	Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 1.84 ± acre subject site is located north of Anna Drive, south of Interstate-4. The site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family (AS-1) zoning district to a Planned Development (PD) to allow an eight lot Mobile Home Park.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County’s growth is to be directed. Policy 1.4 requires all new development 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 subject site currently has single-family uses. Single-family uses are also to the west and east. Vacant land is to the north, south and east. There is a mobile home park to the east as well. Light and heavy commercial uses are to the south. The proposed rezoning from AS-1 to a PD meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of residential, community scale retail commercial, office uses,

research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language states above, residential is allowed; therefore, the proposed Planned Development meets FLUE Objective 7, FLUE Objective 8 and each of their respective 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, Transportation had no objection to the proposed request, therefore it meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16 which require new development to be compatible to the surrounding neighborhood. 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. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly comprised of mixed uses. There are single-family uses, vacant land, a mobile home park, as well as light and heavy commercial around the subject site. The proposed Plan Development will complement the surrounding area.

The site meets the intent of the goals and strategies of the Seffner-Mango Community Plan. Goal 5 under the Plan ensures a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit. According to the revised request uploaded into Optix on January 2, 2025 the proposed mobile home park will propose a five-foot wide sidewalk, connecting pedestrian traffic throughout the community to the front office, which is an existing steel building. A five-foot wide offsite sidewalk has also been proposed. Goal 2 enhances community character and ensure quality residential and nonresidential development. The proposed eight lot mobile home park development will provide an opportunity for homeownership which is preferred under the Seffner-Mango Community Plan.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Seffner-Mango Community Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies 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*.

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 1.2: All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

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 capability 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.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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 a 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.

Objective 10: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 10.3: Continue to review, amend, and implement land development regulations to ensure the protection of the attributes, functions, and amenities of the natural environment under all projected growth scenarios.

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.

Community Development and Land Uses

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 the creation of like uses, or creation of complementary uses, or mitigation of adverse impacts, and transportation/pedestrian connections.

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

HOUSING SECTION

Objective 1.1: Support a range of housing options to affordably meet the needs of current and future residents.

Policy 1.1.8: Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

2. Goal: *Enhances community character and ensure quality residential and nonresidential development.*

Strategies:

- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses*

5. Goal: *Ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities.*

Strategies:

- *Support multi-modal transportation including walking and biking.*
- *Require new development to provide sidewalks and support the County's sidewalk improvement program.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0459

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER 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 (7.5 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL COMMERCIAL)
- LIGHT INDUSTRIAL PLANNED (7.5 FAR)
- LIGHT INDUSTRIAL (7.5 FAR)
- HEAVY INDUSTRIAL (7.5 FAR)
- PUBLIC/QUASIPUBLIC
- 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. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Prepared from Rezoning System: 3/13/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\0459_HZ\Rezoning_Copy.mxd

