

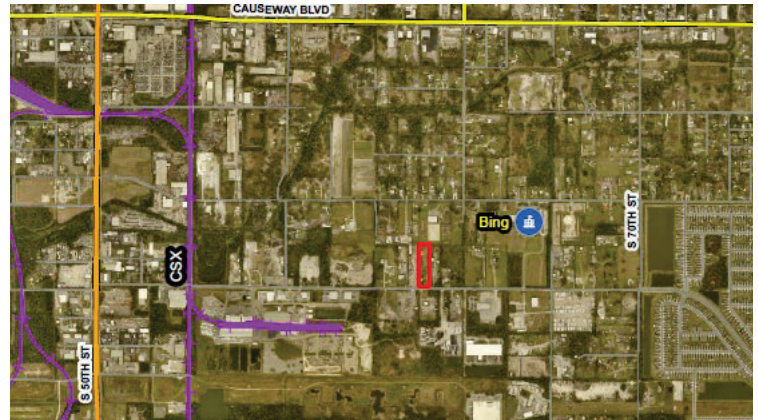
Rezoning Application: RZ STD 26-0541

Zoning Hearing Master Date: 04/27/26

BOCC Land Use Meeting Date: 06/09/26

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley
 FLU Category: LI
 Service Area: Tampa
 Site Acreage: 2.3 acres
 Community Plan Area: Palm River-Progress Village
 Overlay: None



Introduction Summary:

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to M-R (Manufacturing with Restrictions). The applicant proposes to restrict the access design to a Shared Access Facility, unless an alternative configuration is approved through an Administrative Variance (AV) or Design Exception (DE) by the applicable transportation authority.

Zoning:	Existing	Proposed
District(s)	ASC-1	M-R
Typical General Use(s)	Single-Family Residential/Agricultural	Industrial/Manufacturing Restricted
Acreage	2.3	2.3
Density/Intensity	1 du/ga	0.75
Mathematical Maximum*	2 dwelling units	75,141 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	M-R
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50'	Front: 30' Side: None Required Rear: 30'/C
Height	50'	110'

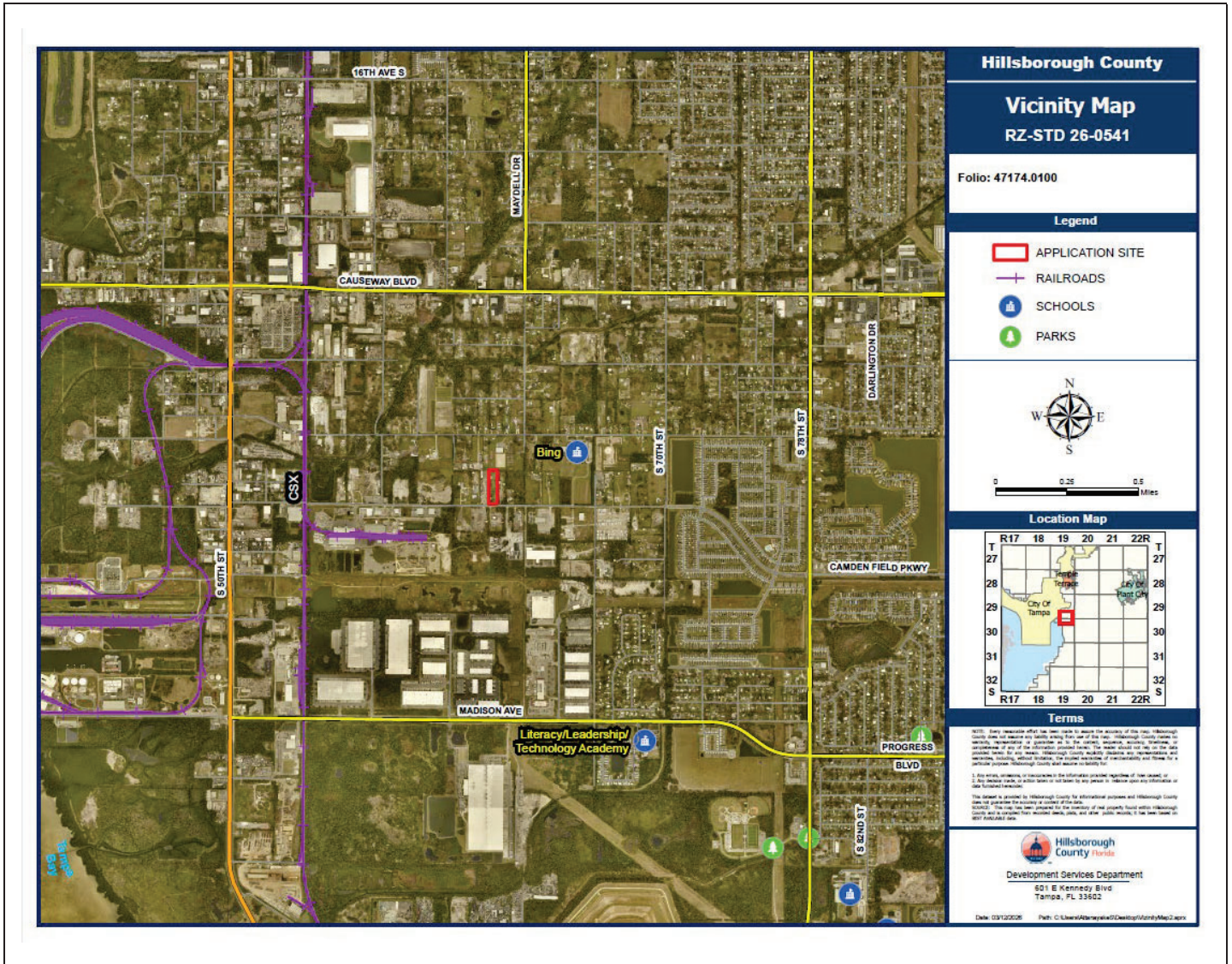
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

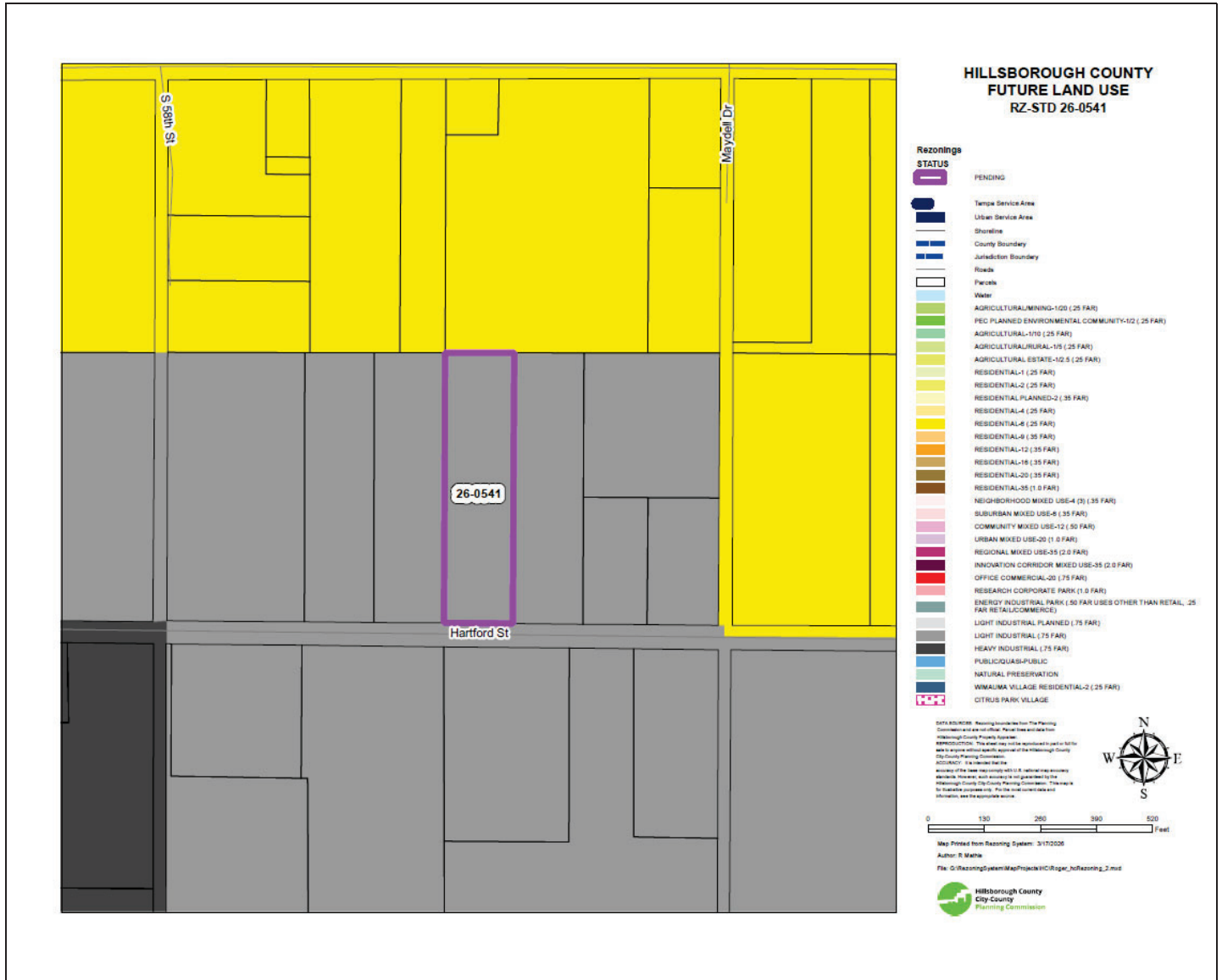


Context of Surrounding Area:

The site is located within the Palm River-Progress Village Community Plan Area on Hartford Street. It lies approximately 3,400 feet east of the CSX railway and 3,900 feet south of Causeway Boulevard. The surrounding area primarily consists of manufacturing, commercial, agricultural, and residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

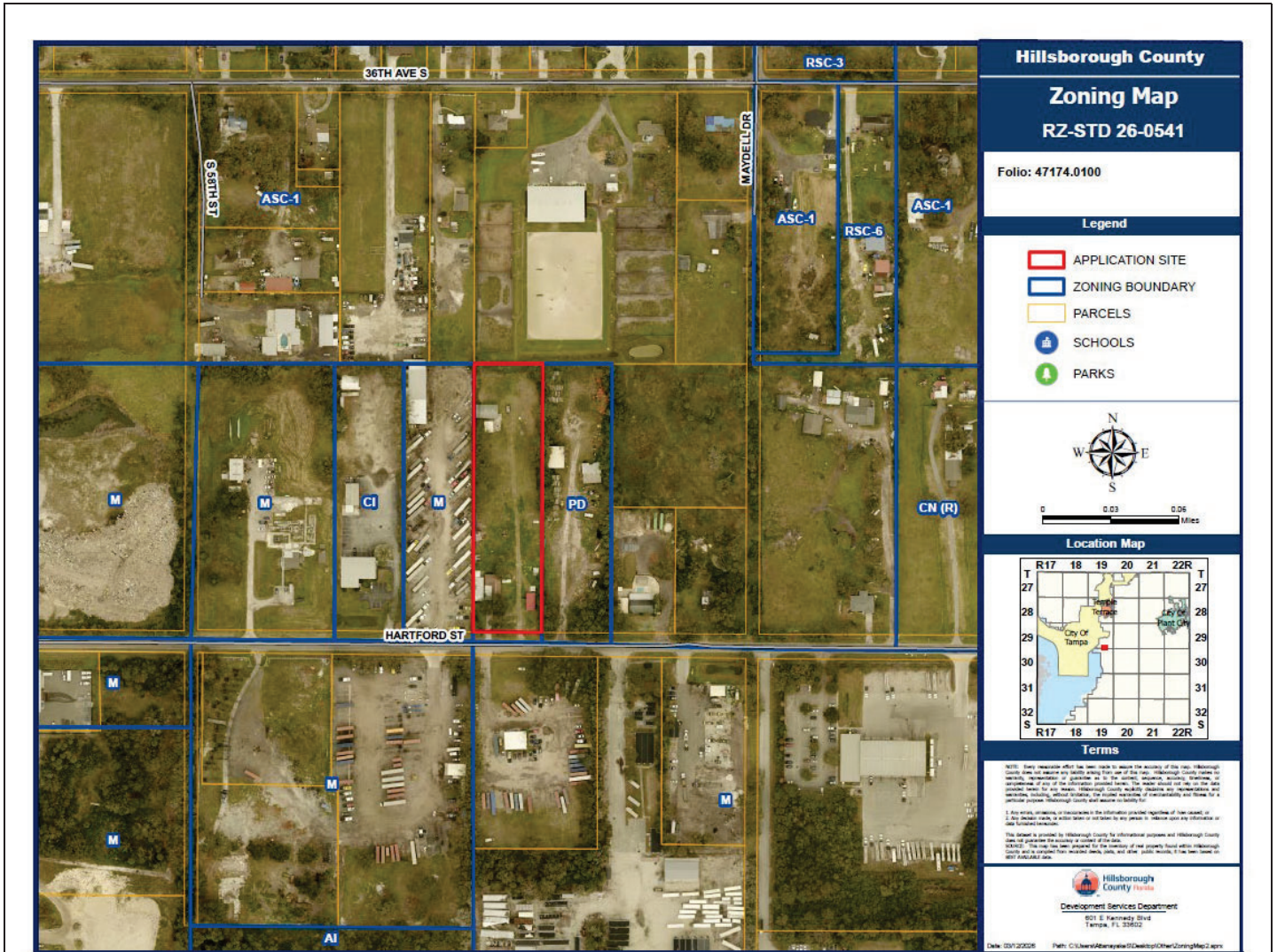
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Light Industrial
Maximum Density/F.A.R.:	0.75 FAR
Typical Uses:	Agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/ showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities.

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	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single Family Residential & Stables
South	M	0.75 FAR	Industrial/Manufacturing	Open Storage
East	PD 89-0138	0.02 FAR	Open Storage	Open Storage
West	M	0.75 FAR	Industrial/Manufacturing	Open Storage

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)

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Hartford St.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	7,062	572	620
Difference (+/-)	+7,044	+571	+618

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See comments.
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
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
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Service Area/ Water & Wastewater <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	N/A
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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone from ASC-1 (Agricultural, Single-Family Conventional) to M-R (Manufacturing with Restrictions). The site is located along Hartford Street, within the Palm River-Progress Village Community Plan Area.

The surrounding area primarily consists of manufacturing/industrial, commercial, agricultural, and residential uses. Parcels to the south, east, and west of the sites are used for open storage. To the north, the adjacent property contains a single-family residential dwelling, with agricultural uses situated closer to the site. Development standards of the M zoning district will be applicable, which includes buffering and screening and building setback.

Given the property's location, rezoning to the M-R zoning district would be compatible with the zoning districts, uses, and development patterns in the area.

5.2 Recommendation

Staff find the rezoning request **approvable**, subject to the following restriction:

The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements.

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

Property Violations

Agency	Number	Violation	Status
Code Enforcement*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Building Code Compliance*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
Natural Resources*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
EPC*			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 26-0541

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.3 acres from Agricultural Single Family -1 (AS-1) to Manufacturing – Restricted (M-R). The restriction proposed by the applicant states that “The access shall be designed as a Shared Access Facility. Notwithstanding the foregoing, an alternative access configuration may be permitted upon approval of an Administrative Variance (AV) or Design Exception (DE) by the applicable Transportation Review authority. The site/construction plan approval shall include design elements as determined by Hillsborough County and including but not limited to the recording of construction/access easements”. The site is located +/- 1,800ft west of the intersection of S. 66th St. and Hartford St. The Future Land Use designation of the site is Light Industrial (LI).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the *Institute of Transportation Engineer’s Trip Generation Manual, 12th Edition*.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Convenience Store with Gas Station (ITE 945) 6,000sqft	3,045	223	260
M, Fast Food with Drive Through (ITE 934) 3,000sqft	1,344	100	95
M, Coffee Shop with Drive Through (ITE 937) 2,000sqft	1,201	171	78
M, Bank with Drive Through (ITE 912) 4,047sqft	400	40	85
M, Pharmacy with Drive Through (ITE 881) 10,000sqft	1,072	38	102
Total	7,062	572	620

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+7,044	+571	+618

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hartford St., a 2-lane, undivided, substandard, rural county-maintained collector roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60ft of right of way.

SITE ACCESS

It is anticipated that the site will have access onto Hartford St.

Traditionally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. However, under a preliminary review of the project utilizing a worst-case scenario for trip generation under the proposed zoning designation, several concerns have been identified that would limit the project’s access. Hartford St. has been identified as a

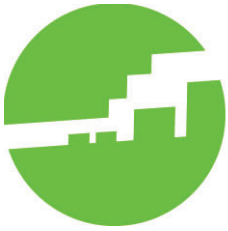
class 5 two-lane county collector with a posted speed of 30MPH which would require a minimum spacing of 245ft. Due to the subject site's limited frontage and proximity to adjacent driveways no access along this frontage would be able to meet the minimum spacing standard. In alignment with Section 06.04.03.D of the LDC, which encourages shared access along collector roadways, staff supports this restriction language to address these spacing issues. Consistent with how similar constraints have been addressed through standard rezonings of adjacent parcels along this segment of Hartford St.

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Hartford St. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.



**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: April 27, 2026 Report Prepared: April 16, 2026	Case Number: RZ 26-0541 Folio(s): 47174.0100 General Location: North of Hartford Street, south of South 36 th Avenue, and west of South 70 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Light Industrial (N/A; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Rezone from Agricultural, Single-Family Conventional (ASC-1) to Manufacturing (M) to allow for truck parking, manufacturing, open storage, and warehousing uses
Parcel Size	+/- 2.3 acres
Street Functional Classification	Hartford Street – County Collector South 36 th Avenue – County Collector South 70 th Street – County Collector
Commercial Locational Criteria	Not applicable

Evacuation Area	Zone A
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Light Industrial	ASC-1	Single-Family
North	Residential-6	ASC-1 + RSC-6 + RSC-3 + RSC-2	Single-Family + Agricultural + Public/Quasi-Public
South	Light Industrial + Heavy Industrial	M + AI + PD	Vacant + Heavy Industrial + Heavy Commercial
East	Light Industrial + Public/Quasi-Public + Suburban Mixed-Use-6 + Residential-6	ASC-1 + PD + CN + CI + AS-1	Single-Family + Vacant + Heavy Industrial + Agricultural + Public/Quasi-Public + Educational
West	Light Industrial + Heavy Industrial + Natural Preservation	M + CI + PD + AI	Heavy Commercial + Light Industrial + Light Commercial + Vacant

Staff Analysis of Goals, Objectives and Policies:

The ±2.3-acre subject site is generally located north of Hartford Street, south of South 36th Avenue, and west of South 70th Street. The site is located within the Urban Service Area (USA) and is within the limits of the Palm River-Progress Village Community Plan. This property is in the Light Industrial (LI) Future Land Use category, which is intended for concentrated industrial development that involves processing of non-hazardous and non-toxic materials and creates a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust and/or odor. The applicant is requesting to rezone the property from Agricultural, Single-Family Conventional (ASC-1) to Manufacturing (M) to allow for truck parking, manufacturing, open storage, and warehousing uses.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Objective 3.1 states that all new developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood. FLUS Policy 3.1.3 specifically 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.” According to the Hillsborough County Property Appraiser, the site is currently designated as a single-family use. Surrounding the site there are additional single-family to the north, heavy industrial to the east and south, and heavy commercial, light industrial and light commercial to the west. The heavy commercial parcel to the west is operating currently as an area for semi-truck parking. Given that the predominant land uses in the vicinity are commercial and industrial in nature, the proposed rezoning from ASC-1 to M is consistent with and compatible with the character of the surrounding area. FLUS Policy 3.1.2 calls for gradual transitions of intensities and densities between different land uses. This transition of use can be achieved through professional site planning, buffering and screening techniques, and control of specific land uses. While this request is a standard rezoning and does not require a site plan, the proposed land use aligns with the M zoning district, as well as the Light Industrial Future Land Use category. Both the M zoning district and the LI category are abundantly present in and around the area where the site is located. Given the prevalence of similar uses, the proposed development is compatible with the established development pattern and can be expected to integrate effectively with the surrounding area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Light Industrial (LI) Future Land Use category, allowing for the consideration of agricultural, processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non-hazardous materials, warehouse/showrooms with retail sales (occupy no more than 20% of the principal use floor area), offices, research/corporate parks as the predominant and subordinate uses or services such as hotels, motels, restaurants, retail establishments and recreational facilities. Residential uses are not permitted in this category, except for accessory residential uses such as on-site security personnel. The maximum Floor Area Ratio (FAR) for the LI designation is 0.75. Based on the subject site’s size of 2.3 acres, the maximum development potential is approximately 75,141 square feet ($2.3 \text{ ac} \times 43,560 \text{ sq ft} = 100,188 \text{ sq ft} \times 0.75 \text{ FAR} = 75,141 \text{ sq ft}$). Although this application is a standard rezoning and does not require a site plan, the FAR will be monitored at the site development phase. The proposed use for the site is industrial in nature, consisting of truck parking, manufacturing, open storage, and warehousing uses. As these uses are permitted in the LI Future Land Use category, the proposal is consistent with FLUS Objective 2.1 and FLUS Policy 2.2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Hillsborough County Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the Coastal High Hazard Area (CHHA). FLUS Policy 4.3.6 states that development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times. FLUS Policy 4.7.3 states that within the CHHA, new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for commercial or industrial development on more than five acres of land; or residential subdivisions exceeding ten lots. As the site is only 2.3 acres, a standard rezoning is permitted and a Planned Development is not required.

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of industrial, commercial, and residential uses. The LI Future Land Use designation surrounds the site to the west, south, and east, and to the north of the site is the Residential-6 (RES-6) designation. FLUS Policy 4.4.1 further provides that any density or intensity increases should be compatible with existing, proposed or planned surrounding development. Development and redevelopment can be integrated with the adjacent land uses through the creation of like uses, creation of complementary uses, mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. As there are similar uses directly adjacent to the site, the proposed development represents a continuation of the existing land use pattern and establishes a compatible and complementary use. As such, the proposal is consistent with the surrounding development and aligns with the Future Land Use designations in the area.

The request is also consistent with FLUS Objective 7.1, which states that the County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population. FLUS Policy 7.1.3 emphasizes the importance of maintaining competitive sites and existing office/industrial uses as key components to the economic future of unincorporated Hillsborough County. The policy also recognizes the value of having targeted industry jobs in proximity to residential areas and allowing for site design flexibility to advance these objectives. Accordingly, the proposed rezoning from ASC-1 to M zoning district supports the economic development objectives by facilitating industrial and manufacturing uses that contribute to job growth and enhance the County's economic competitiveness, while remaining proximate to the local workforce.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Palm River-Progress Village Community Plan. Strategy 13 of Goal 2 emphasizes the support of well-designed, compatible densities and intensities at appropriate locations. Goal 5 seeks to encourage and promote a diverse range of industries, businesses, and job opportunities that capitalize on the community's strengths and enhance employment options. Within this goal, there is an emphasis on recognizing and supporting the existing industrial lands, businesses, and Port Tampa Bay related activities that contribute to the local and regional economy. Accordingly, the proposed rezoning supports the intent of the Palm River-Progress Village Community Plan by reinforcing existing industrial land use patterns, promoting employment generating uses, and providing a compatible intensity of development at the proposed location.

Overall, staff finds that the proposed use is an allowable use in the Light Industrial (LI) Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Palm River Community Plan. The proposed standard rezoning 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 rezoning **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 SECTION

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.*

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, that establish permitted land uses and maximum densities and intensities.*

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

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

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.*

Community Planning

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the longrange viability of its communities through a community and special area studies planning effort.

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community-specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.

Development

Objective 4.1: Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.

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

Land Use Suitability

Policy 4.3.6: Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

Policy 4.3.7: Within the Coastal High Hazard Area (CHHA), new development and substantial expansions of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

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

Economic Development

Objective 7.1: *The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.*

Policy 7.1.3: *Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this effort.*

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE

Goal 2: *Balancing the Growth of the Built Environment*

- **Strategy 13:** *The Community supports well-designed, compatible densities and intensities at appropriate locations.*

-

Goal 5: *Support Diverse Economic Growth*

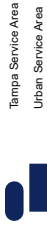
- *The community seeks to encourage and promote a diverse range of industries, businesses, and job opportunities that capitalize on the community's strengths and enhance employment options.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ-STD 26-0541

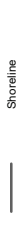
Rezoning
STATUS



PENDING



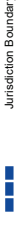
Tampa Service Area
Urban Service Area



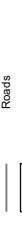
Shoreline



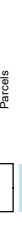
County Boundary



Jurisdiction Boundary



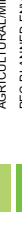
Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (.25 FAR)



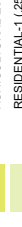
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)



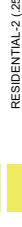
AGRICULTURAL-1/10 (.25 FAR)



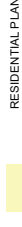
AGRICULTURAL/RURAL-1/5 (.25 FAR)



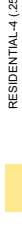
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)



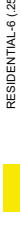
RESIDENTIAL-1 (.25 FAR)



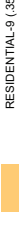
RESIDENTIAL-2 (.25 FAR)



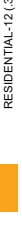
RESIDENTIAL PLANNED-2 (.35 FAR)



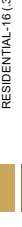
RESIDENTIAL-4 (.25 FAR)



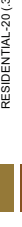
RESIDENTIAL-6 (.25 FAR)



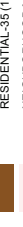
RESIDENTIAL-9 (.35 FAR)



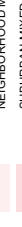
RESIDENTIAL-12 (.35 FAR)



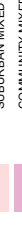
RESIDENTIAL-16 (.35 FAR)



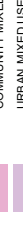
RESIDENTIAL-20 (.35 FAR)



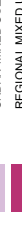
RESIDENTIAL-35 (1.0 FAR)



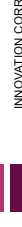
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



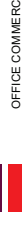
SUBURBAN MIXED USE-6 (.35 FAR)



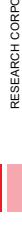
COMMUNITY MIXED USE-12 (.50 FAR)



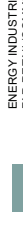
URBAN MIXED USE-20 (1.0 FAR)



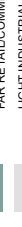
REGIONAL MIXED USE-35 (2.0 FAR)



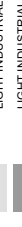
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



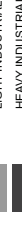
OFFICE COMMERCIAL-20 (.75 FAR)



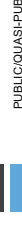
RESEARCH CORPORATE PARK (1.0 FAR)



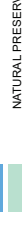
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



LIGHT INDUSTRIAL PLANNED (.75 FAR)



LIGHT INDUSTRIAL (.75 FAR)



HEAVY INDUSTRIAL (.75 FAR)



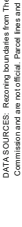
PUBLIC/QUASH-PUBLIC



NATURAL PRESERVATION

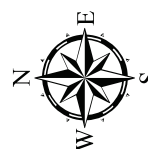


WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

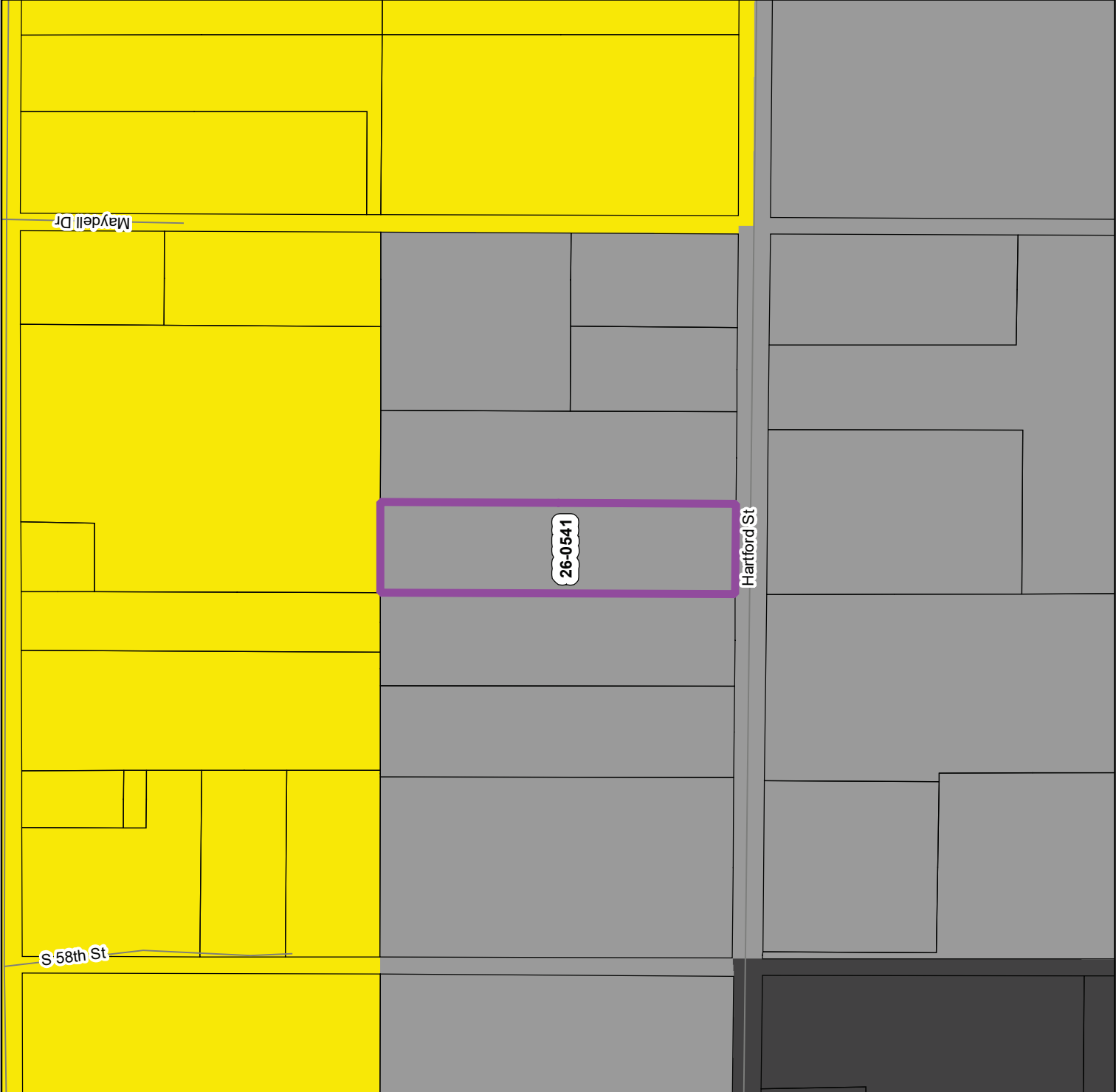


CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only and is not intended to be used for any legal or financial purposes. It is intended that the information on this map be used in conjunction with the City-County Planning Commission. ACCURACY: It is intended that the information on this map be used in conjunction with the City-County Planning Commission. Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/17/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\Projec_1\HCRezoning_2.mxd



26-0541

Hartford St

S 58th St

Maydell Dr