

APPLICATION NUMBER: PD 24-1155 Remand

ZHM HEARING DATE: July 21, 2025

BOCC LUM MEETING DATE: September 9, 2025

Case Reviewer: Tim Lampkin, AICP

Development Standards:		Existing	Proposed
District(s)		ASC-1	PD
Setbacks/Buffering and Screening		Front: 50 ft. Side: 15 ft. Rear: 50 ft.	Per site development plan / 30 35-ft minimum northern PD boundary setback. West: 0'-wide buffer with Screening South: 20'-wide buffer with Screening North: 20'-wide buffer with Screening East: 20'-wide landscape buffer
Height		50 ft. Max. Ht.	14 30 ft. Max. Ht.

Additional Information:

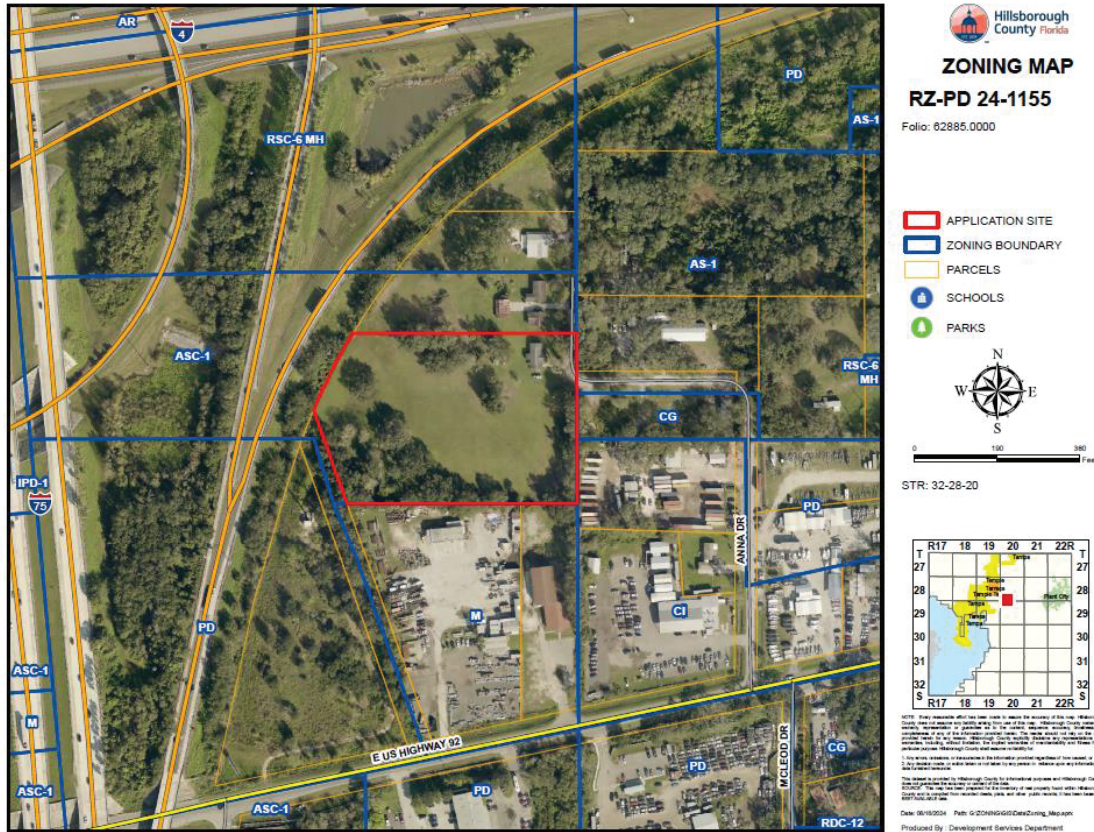
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
CONSISTENT

Development Services Recommendation:
APPROVABLE, Subject to Conditions.

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 unit per acre	Agricultural / SF	Single Family
South	RZ 12-0486 (M)	0.75 FAR	Industrial	Open Storage
East	AS-1	1 unit per 1 acre	Agricultural / SF	Vacant and Anna Drive
	PD 24-0459	+/-4.6 dwelling units per acre	Mobile Home Park	Mobile Home Park
	CG	0.27 FAR	Commercial Activities	Vacant (Per PAO)
	Commercial Intensive	0.30 FAR	Intensive Commercial	Open Storage
West	ASC-1	N/A	ROW & Utility	Vacant

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 - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width Note: A portion is private unplatted.	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" 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	47	4	5
Proposed	260	18	24
Difference (+/-)	+213	+14	+19

*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.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes: The applicant has opted to defer determining the exact location of the project access until site construction plan review.				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Anna Dr./Substandard Roadway	Design Exception Requested	Approvable
	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 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: <u>Airport Height Restriction 90' AMSL</u>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95 Urban Mobility, Northeast Fire - 100 person rehab facility - best fit assisted living/nursing home				
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes	
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 5.06-acre unified development consisting of one folio located at the located approximately 500 feet north of East U.S. Highway 92, and approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

~~The applicant proposes a maximum building height of 14 feet which is under the 20-foot building height and therefore does not require an additional compatibility setback.~~

The applicant proposes to increase the building height from 14 feet to 30 feet. To ensure compatibility with adjacent properties, LDC Section 6.06.06 requires a five-foot buffer along the northern property line. The applicant is exceeding this requirement by proposing:

- A 20-foot-wide buffer with Type B screening;
- A north setback of 35 feet, increased from the previously proposed 30 feet to account for the increased height;
- A condition to maintain a residential architectural appearance, further enhancing compatibility with the adjacent single-family residence.

These enhanced buffer and setback measures support improved separation and visual cohesion between the proposed facility and neighboring properties.

The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I-4. On the North boundary of the site the applicant proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

PD Variations to buffering and screening requirements along the south and south/west property lines are proposed (see Section 7.0). Staff does not object to those requests.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 12, 2025.

1. The project shall be limited to Professional Residential Facility with a maximum of 100 “places residents”. Buildings shall be developed where generally depicted on the site plan.
2. The development shall comply with the following development standards.
 - a. Maximum Building Coverage: 10 percent
 - b. Maximum Building Height: ~~14~~ 30 feet
 - c. Minimum north PD boundary setback: ~~350~~ feet*

*Shall not be subject to the additional 2 feet setback for every foot over 20 feet.
3. The project shall comply with the following:
 - A 0-foot wide buffer with a 6-foot high solid fence (constructed of masonry, wood or PVC) shall be provided along the northwest. The fencing may be permitted to be located internal to the site to meet any wetland setbacks.
 - The Northern buffer shall be a 20-foot-wide buffer with Type “B” Screening.
 - The Eastern “landscape buffer” shall be a 20-foot-wide landscape buffer with screening equivalent to LDC Section 6.06.03.I.2.c with one street tree per 40 feet of frontage and one canopy tree for every 50 feet of yard frontage. The 20-foot-wide landscape buffer adjacent to the proposed 50-foot right-of-way in the northeast shall not be required where any access ingress/egress connects to Anna Drive.
 - A 20-foot-wide buffer with Type B screening shall be provided along the southwest. Should fencing be utilized to meet portions of the screening requirement, the fencing may be permitted to be located internal to the site to meet any wetland setbacks.
 - The Southern buffer shall be a 20-foot-wide buffer with modified Type “C” Screening. A 6-foot-high masonry wall shall not be required.
4. The site shall comply with LDC Section 6.11.75.B. If developed with fewer than 16 residents, the site shall comply with LDC Section 6.11.75.E.
5. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
6. If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.

7. Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
9. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
10. 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.
11. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.
12. The design of the principal building shall conform to the following requirements to create a residential appearance.
 1. The design of the principal building shall conform to the following requirements to create a residential appearance:
 - a. If developed with a flat roof, the roof line shall be defined with a cornice, a minimum twelve (12) inches in height and with a minimum projection of two (2) inches. If developed with a pitched roof, the roof shall have a minimum pitch of 3/12.
 - b. Windows shall include at least one of the following features: canopies, awnings, shutters or trims. These features shall be permitted to be combined. Decorative shutters, if provided, shall be made of wood, metal or copolymer material and shall not be scored into the stucco.
 - c. Facades shall be clad in cement stucco bands, stucco, wood or vinyl slats, or brick. Different floors shall be defined horizontally by the use of different materials/finishes, except that the bottom two floors may utilize the same finish. Exterior finish materials may only be combined horizontally, with the visually heavier material below the lighter material. The relative visual weight of materials shall be in the following order (heaviest to lightest): stone, brick, stucco, wood or vinyl slats.
 - d. Changes between different wall finishes/materials shall be defined by a horizontal band/trim/accent.
 - e. The building façades shall be architecturally uniform. Architectural elements shall be applied in a universal and consistent manner on all sides.
 - f. Paint shall not constitute a finish.
 - g. All building entrances, other than rear or side service entrances on the rear or side of the building, shall be defined with architectural enhancements such as, but not limited to, recessed doors, arches, transoms, sidelights or porticos consistent with the architectural style of the structure. All entrances should have a trim consistent with the general design.
 - h. Windows shall be provided on all sides of the building at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof. This requirement shall be met per individual story on each wall. Glass blocks shall not contribute to the minimum window requirement.
13. 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.

14. 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.
15. 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).
16. 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.
17. 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.
18. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
19. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited
20. 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.
21. 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.
22. 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, unless otherwise stated herein.
23. 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

The applicant requests variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering) as follows.

South Property Boundary (adjacent to “M” zoning and developed with Open Storage):

The applicant proposes a 20-foot-wide buffer w/Type “C” Screening. The required buffer is a 30-foot-wide buffer with Type “C” screening. In lieu of the Type “C” screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type “C” and provide additional screening in any place it does not meet Type “C” screening requirements.

Additional justification was included in the applicant’s submittal for the variation. The Rezoning Hearing Master’s recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval per LDC Section 5.03.06.C.6.

West-southwest Property Boundary (adjacent to folio no. 290000.0327 / PD 06-0547):

The applicant proposes a 20-foot-wide buffer with Type “B” Screening which is the required buffer. In lieu of the Type “B” screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type “B” and provide additional screening in any place it does not meet Type “B” screening requirements pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. It should also be noted that LDC Section 6.11.75.D pertaining to Professional Residential Facilities also states that the required screening may be reduced or eliminated. if the applicant can provide alternatives providing equivalent protection of adjacent properties from undesirable views, lighting, noise or other external impacts through such techniques as alternative forms of landscaping, berming, and provision of open space among other characteristics.

8.0 PROPOSED SITE PLAN (FULL) Page 1

PLANNED DEVELOPMENT PLANS

FOR

ANNA DRIVE PROFESSIONAL RESIDENTIAL
FACILITY5702 ANNA DRIVE
TAMPA, FLORIDA

FOLIO: 62885.0000

PREPARED FOR:

WOS PROPERTIES III
1709 MARY LANE
LUTZ, FL 33558

PREPARED BY:

2600 CYPRESS RIDGE BLVD, STE I
WESLEY CHAPEL, FL 33544
P: (813) 694-7676Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No. 74503

LEGAL DESCRIPTION

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 21 OF HILLSBOROUGH AVENUE MAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 102 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 108.11 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 46 MINUTES WEST, A DISTANCE OF 467 FEET TO THE BATTERY RIGHT OF WAY OF CANAL THENCE SOUTH 19 DEGREES 32 MINUTES WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES EAST, A DISTANCE OF 417 FEET AND NORTH 140 FEET TO THE POINT OF BEGINNING, LESS 175 SQUARE FEET OF THE SOUTHWEST CORNER OF TRACT 21 OF HILLSBOROUGH AVENUE MAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 102 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE SOUTH 0 DEGREES 00 MINUTES WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES WEST, A DISTANCE OF 417 FEET TO THE BATTERY RIGHT OF WAY OF CANAL THENCE SOUTH 19 DEGREES 32 MINUTES WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES EAST, A DISTANCE OF 417 FEET TO THE BATTERY RIGHT OF WAY OF CANAL THENCE SOUTH 19 DEGREES 32 MINUTES WEST, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, LESS 175 SQUARE FEET.

REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY, 24-1155

INDEX OF REZONING PLANS

P-1	COVER SHEET
P-2	GENERAL DEVELOPMENT PLAN
P-3	SURVEY (BY OTHERS)

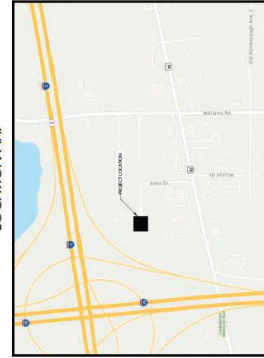
PROFESSIONAL TEAM

CIVIL ENGINEER: SUNCOAST CIVIL LLC 2600 CYPRESS RIDGE BLVD, STE I WESLEY CHAPEL, FL 33544 PHONE: (813) 417-4435 CONTACT: TROY CARTER	OWNER/DEVELOPER: WOS PROPERTIES III INC 1709 MARY LANE LUTZ, FL 33558 PHONE: (813) 417-4435 CONTACT: TROY CARTER
SURVEYOR: TERRINUS SURVEYING LLC 341 E LINDEN ROAD, SUITE 100 TAMPA, FL 33611 PHONE: (813) 681-4481 CONTACT: MICHAEL MOONEY	OWNER'S AGENT: PRESSMAN & ASSOCIATES, INC. 341 E LINDEN ROAD, SUITE 100 TAMPA, FL 33611 PHONE: (777) 694-5608 CONTACT: TODD PRESSMAN

VICINITY MAP



LOCATION MAP



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/09/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 24-1155

- ☐ 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

- Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
- Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- 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. 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 5702 Anna Dr., approximately 1,000 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 5.08-acre site from Agricultural, Single Family Conventional 1 (ASC-1) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 100 residents. 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, 5 Single Family Detached Dwelling Unit (ITE LUC 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Community Residential Home, 100 Residents/Beds (ITE LUC 254)	260	18	24

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+213	+14	+19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by FDOT, that serves as a frontage road to Interstate 75. The roadway consists of +/- 16-foot paved surface in poor condition, lying within a +/- 60-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 12' travel lanes within 54' minimum right of way for a non-Residential Development. The applicant has submitted a design exception to allow for 10' travel lanes within 50' of right of way. See the section titled *Requested Design Exception* below for more details.

On the subject site's eastern perimeter there is a private unplatted and unimproved segment of Anna Dr. serving separate residential parcels to the north as there only means of access. It is not on the Hillsborough County corridor preservation plan or on the Hillsborough County functional classification map, however the County GIS and historical County Zoning maps recognize said segment of Anna Dr. The applicant is proposing to dedicate the segment of the roadway at the time of site construction plan review. Staff is

proposing a condition of approval to address the timing of dedication and allow an alternative option to plat it as a private roadway with a publicly dedicated access easement.

SITE ACCESS AND CONNECTIVITY

While the site has frontage on Anna Dr. the applicant has chosen to defer the determination of the exact location of the project site access to the site construction plan review. The applicant is proposing to dedicate the privately owned and unimproved segment of Anna Dr. along subject site's frontage. This segment will be required to be designed and constructed to county standards at the time of site construction plan review.

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

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 6, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 9, 2025). The developer will be required to construct a 5-foot sidewalk from the project access to US 92 consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 9, 2025 2:04 PM
To: troy@suncoastcivil.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; todd@pressmaninc.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-1155 - Design Exception Review
Attachments: 24-1155 DEAd 04-09-25.pdf

Troy/Libby,

I have found the attached Design Exception (DE) for PD 24-1155 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 9, 2025 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response:

troy@suncoastcivil.com
libbytraffic@yahoo.com
todd@pressmaninc.com
lampkint@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. DE Substandard Rd. - Anna Dr. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	Anna Drive Rehab		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	62885-0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Elizabeth Rodriguez		
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.			
Current Property Zoning Designation	ASC-1		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	RZ 24-1155		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)			
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

April 6, 2025

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Design Exception for Substandard Roadway (Anna Drive) – RZ 24-1155 FOLIO # 62885-0000

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. A Planned Development (PD) rezoning is proposed to allow for the development of an Adult Residential Facility. This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Anna Drive *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Anna Drive. Anna Drive is a rural road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 22.5 feet of pavement, and 10.75 foot lanes. (b) The ROW width is 50 feet in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Anna Drive does not have bike lanes. (e) The pictured utility pole is 20 feet from the edge of pavement (See photographs). (f) The pavement appears to be in good condition (See photographs). (g) There are no paved shoulders. (g) There are ditches on both sides of Anna Drive.

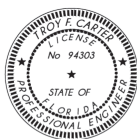
PROPOSED IMPROVEMENTS – In lieu of improving the road to TS-7, the developer proposes construction of additional sidewalk in addition to that required along the property's frontage. The proposed sidewalk extends from the parcel's frontage to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 1,038 feet of sidewalk will be constructed.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway by improving the pedestrian facilities. The roadway cannot be brought fully to TS-7 standards as a minimum of 96 feet of right of way would be required to construct the roadway to full TS-7 standards.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Troy Carter, P.E.



Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No: 94303

This item has been digitally signed and sealed by Troy F.
Carter on the date adjacent to the seal.

Printed copies of this document are not considered
signed and sealed and the signature must be verified on
electronic documents.

Digitally signed by Troy Carter

DN:

E=troy@suncoastcivil.com,

CN=Troy Carter,

O="Suncoast Civil, LLC",

L=Wesley Chapel, S=Florida,

C=US

Date: 2025.04.09

11:56:44-04'00'

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

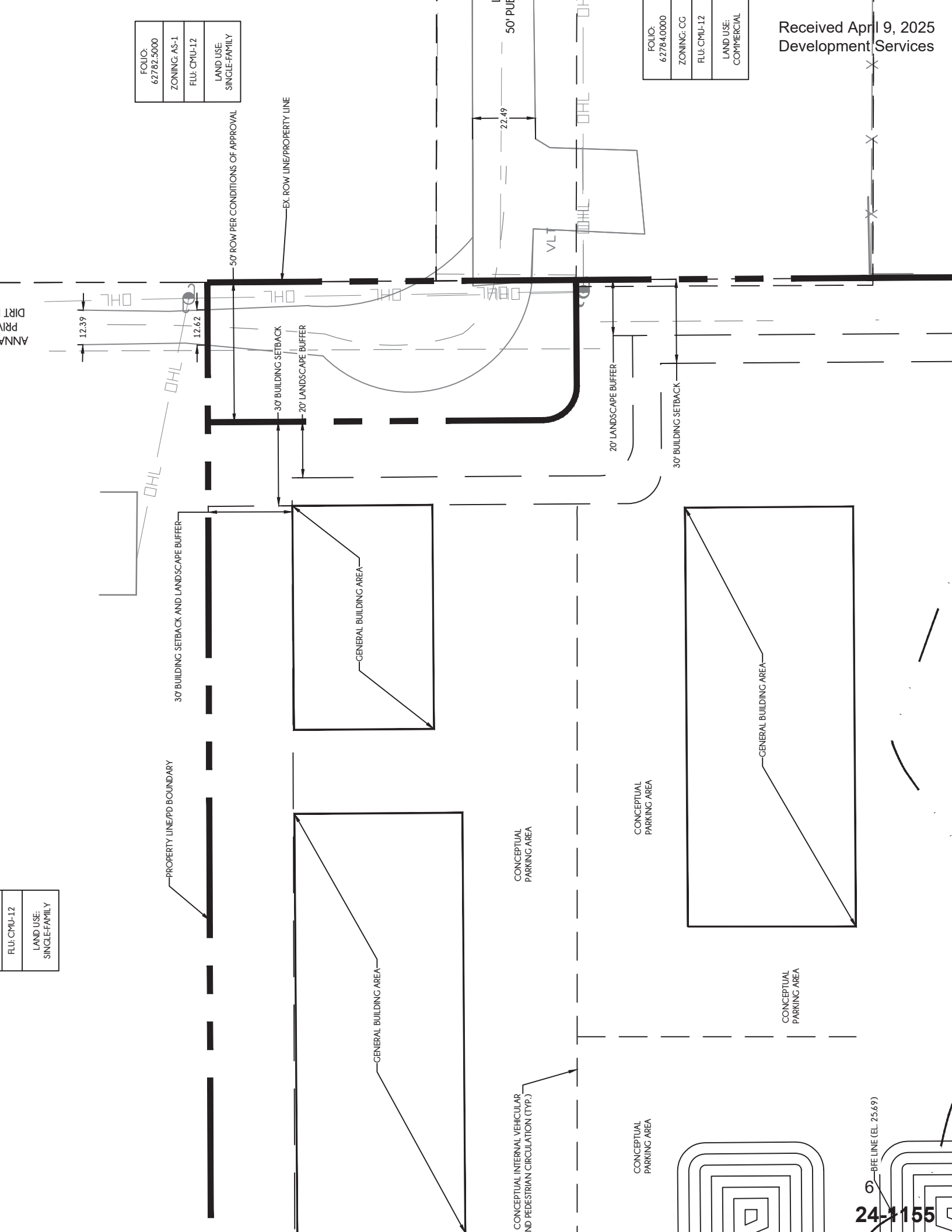
Michael J. Williams, P.E.
Hillsborough County Engineer

FLU: CMU-12
LAND USE: SINGLE-FAMILY

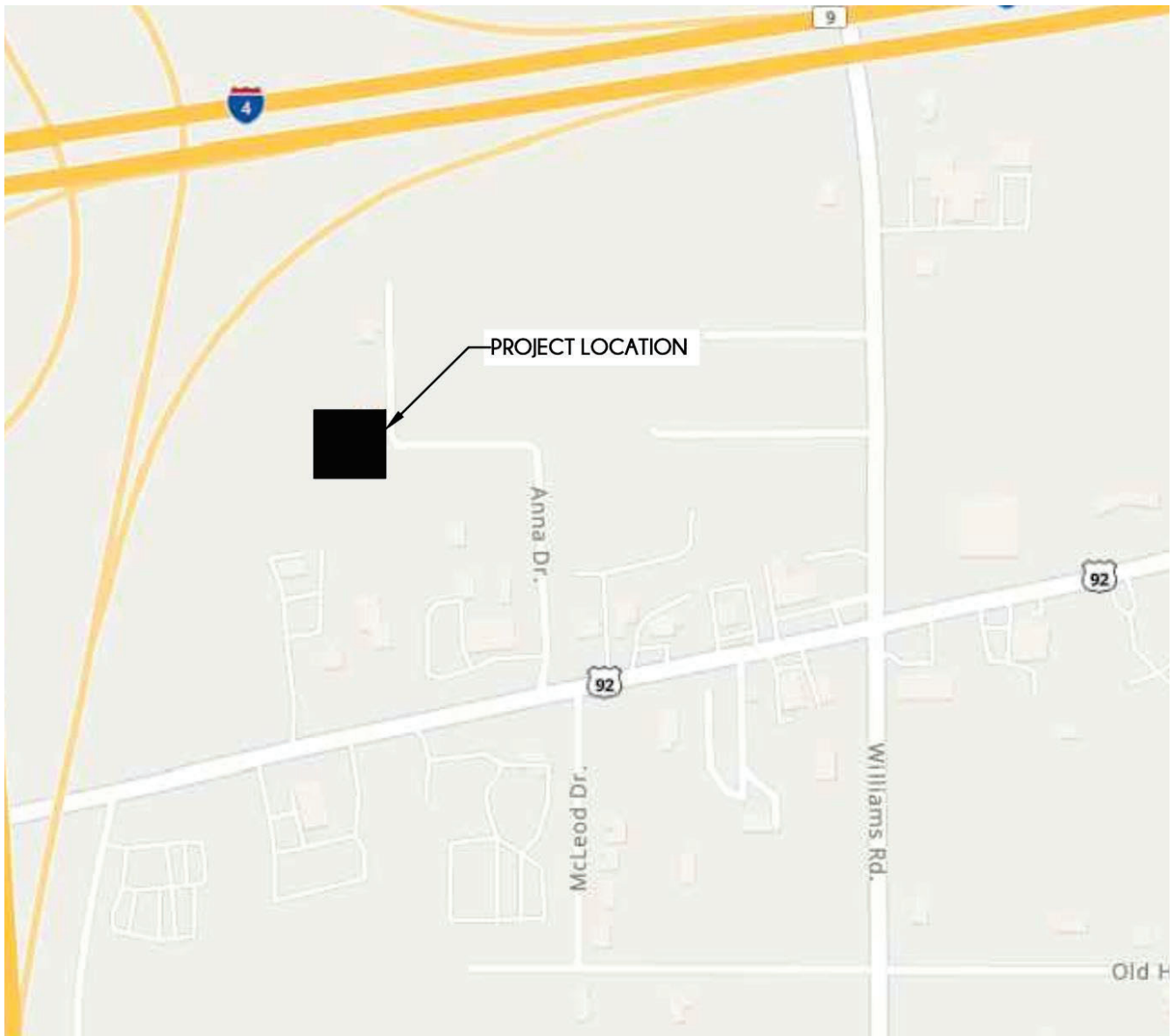
FOLIO: 62782.5000
ZONING: AS-1
FLU: CMU-12
LAND USE: SINGLE-FAMILY

FOLIO: 62784.0000
ZONING: CG
FLU: CMU-12
LAND USE: COMMERCIAL

Received April 9, 2025
Development Services



6' BFE LINE (EL. 25.69)



LOCATION MAP



Utility pole on south side – 20' from edge of pavement of Anna Drive



Proposed Sidewalk Exhibit – approximately 1,038 feet.

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
Anna Dr	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width Note: A portion is private unplatted.	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" 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	47	4	5
Proposed	260	18	24
Difference (+/-)	+213	+14	+19

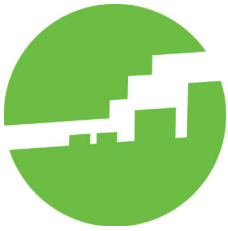
*Trips reported are based on gross external trips unless otherwise noted.

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.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes: The applicant has opted to defer determining the exact location of the project access until site construction plan review.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See 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: July 21, 2025 Report Prepared: July 10, 2025	Case Number: PD 24-1155 Folio(s): 62885.0000 General Location: North of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive
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 Conventional (ASC-1) to Planned Development (PD)
Parcel Size	5.06 ± 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	ASC-1	Single Family Residential
North	Community Mixed Use-12 + Public/Quasi-Public	RSC-6 + ASC-1	Single Family Residential + Vacant Land
South	Community Mixed Use-12 + Urban Mixed Use-20	M + PD	Light Industrial + Heavy Industrial + Light Industrial
East	Community Mixed Use-12 + Suburban Mixed Use-6	AS-1 + CG + CI + PD	Vacant + Single Family Residential + Light Commercial + Heavy Commercial
West	Community Mixed Use-12 + Public/Quasi-Public	IPD-1 + ASC-1 + PD	Public/Quasi-Public/Institutions + Public Communications/Utilities

Staff Analysis of Goals, Objectives and Policies:

The 5.06 ± acre subject site is located north of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive. The site is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family Conventional (ASC-1) zoning district to Planned Development (PD) to allow a professional residential facility for the purpose of addiction rehabilitation for a maximum of 100 persons.

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 north and east. Vacant land is also to the east. Light and heavy industrial and commercial uses are to the south and southeast. The proposed rezoning from AS-1 to 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, light and heavy industrial and commercial uses around the subject site. There will be a 30' setback, Type B buffer along the northern property line and a 20' setback along the southern and eastern line. The proposed Plan Development will complement the surrounding area.

There are no goals or strategies outlined in the Seffner-Mango Community Plan that apply to this request.

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. 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*, subject to the proposed conditions 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 1.2: 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.

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 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities 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.*

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*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

RZ PD 24-1155

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

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

WARM NATURAL LLUC_Wet_Poly	PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (25 FAR)
AGRICULTURAL-1/10 (25 FAR)	AGRICULTURAL-1/10 (25 FAR)
AGRICULTURAL-RURAL-1/5 (25 FAR)	AGRICULTURAL-RURAL-1/5 (25 FAR)
AGRICULTURAL ESTATE-1/2.5 (25 FAR)	AGRICULTURAL ESTATE-1/2.5 (25 FAR)
RESIDENTIAL-1 (25 FAR)	RESIDENTIAL-1 (25 FAR)
RESIDENTIAL-2 (25 FAR)	RESIDENTIAL-2 (25 FAR)
RESIDENTIAL PLANNED-2 (35 FAR)	RESIDENTIAL PLANNED-2 (35 FAR)
RESIDENTIAL-4 (25 FAR)	RESIDENTIAL-4 (25 FAR)
RESIDENTIAL-6 (25 FAR)	RESIDENTIAL-6 (25 FAR)
RESIDENTIAL-9 (35 FAR)	RESIDENTIAL-9 (35 FAR)
RESIDENTIAL-12 (35 FAR)	RESIDENTIAL-12 (35 FAR)
RESIDENTIAL-16 (35 FAR)	RESIDENTIAL-16 (35 FAR)
RESIDENTIAL-20 (35 FAR)	RESIDENTIAL-20 (35 FAR)
RESIDENTIAL-35 (1.0 FAR)	RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)	NEIGHBORHOOD MIXED USE-4 (3) (35 FAR)
SUBURBAN MIXED USE-6 (35 FAR)	SUBURBAN MIXED USE-6 (35 FAR)
COMMUNITY MIXED USE-12 (50 FAR)	COMMUNITY MIXED USE-12 (50 FAR)
URBAN MIXED USE-20 (1.0 FAR)	URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (20 FAR)	REGIONAL MIXED USE-35 (20 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)	INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (75 FAR)	OFFICE COMMERCIAL-20 (75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)	RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY/INDUSTRIAL PARK, 50 FAR USES OTHER THAN RE	ENERGY/INDUSTRIAL PARK, 50 FAR USES OTHER THAN RE
RETAIL/COMMERCE)	RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (75 FAR)	LIGHT INDUSTRIAL PLANNED (75 FAR)
LIGHT INDUSTRIAL (75 FAR)	LIGHT INDUSTRIAL (75 FAR)
HEAVY INDUSTRIAL (75 FAR)	HEAVY INDUSTRIAL (75 FAR)
PUBLIC/QUASH-PUBLIC	PUBLIC/QUASH-PUBLIC
NATURAL PRESERVATION	NATURAL PRESERVATION
WIMAUNA VILLAGE RESIDENTIAL-2 (25 FAR)	WIMAUNA VILLAGE RESIDENTIAL-2 (25 FAR)
CITRUS PARK VILLAGE	CITRUS PARK VILLAGE

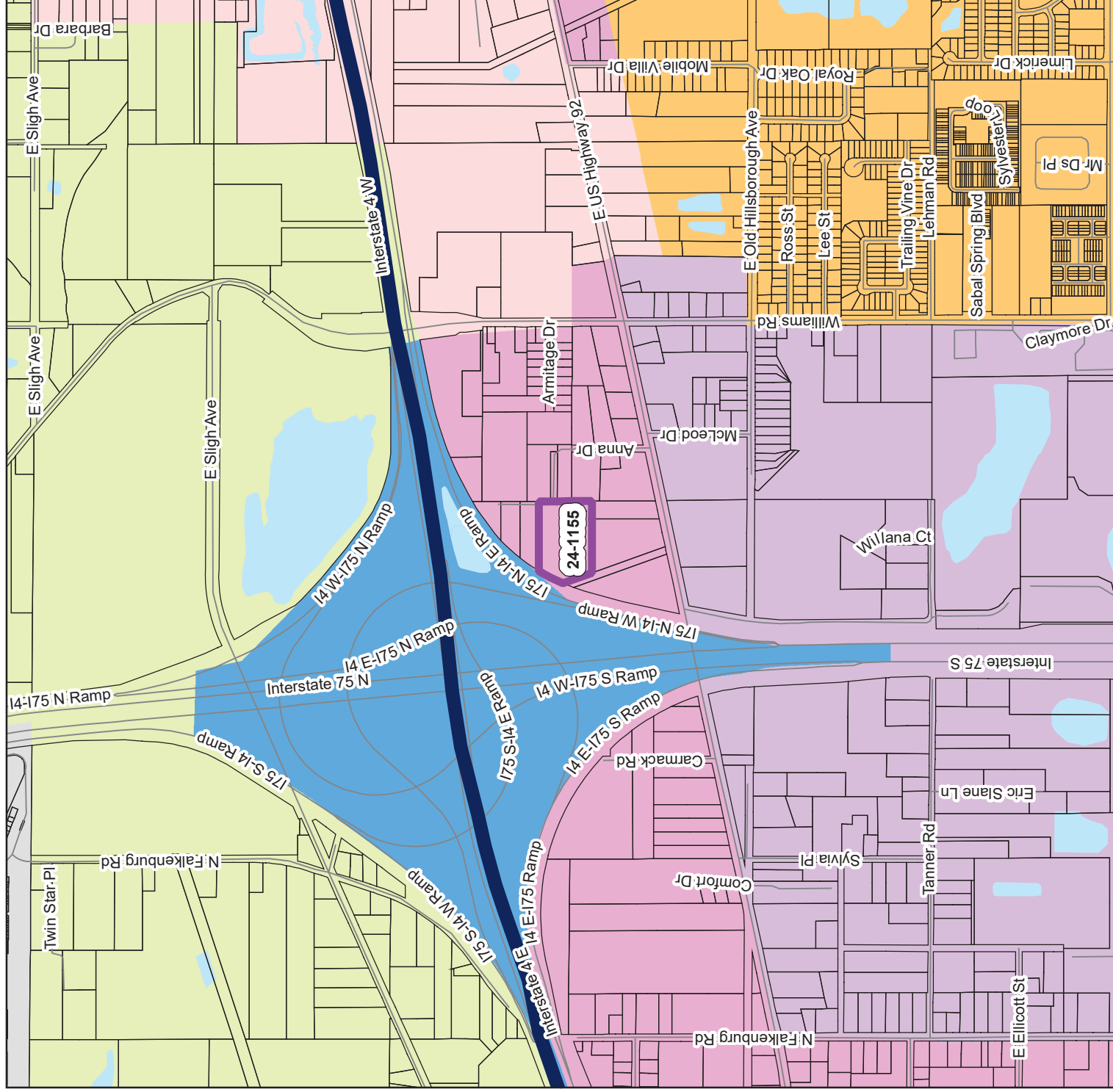
DATA SOURCES: Recording boards from The Planning Commission and are official, parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 9/11/2024
Author: Beverly F. Daniels
File: G:\RezoningSystem\MapProjects\HCl\Greg





PRIOR RECORD

CAPTIONING
JUNE 10, 2025
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS
LAND USE MEETING

*****This is not an official, verbatim transcript of the
***following meeting. It should be used for informational
***purposes only. This document has not been edited;
***therefore, there may be additions, deletions, or words
***that did not translate.**

>> KEN HAGAN: GOOD MORNING.

WELCOME TO THE JUNE 10th, 2025, REGULARLY SCHEDULED LAND USE
MEETING OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY
COMMISSIONERS.

WOULD EVERYONE PLEASE RISE FOR THE PLEDGE AND INVOCATION GIVEN
BY OUR CHAPLAIN, COMMISSIONER GWEN MYERS.

[PLEDGE OF ALLEGIANCE]

>> GWEN MYERS: O GRACIOUS HEAVENLY FATHER, WE COME TO YOU WITH
A SAD HEART.

WE JUST HEARD AND LEARNED THAT COUNCILWOMAN GWEN HENDERSON HAS
PASSED AWAY.

WE KNOW FATHER THAT THIS LIFE THAT WE LIVE FROM DAY TO DAY, WE
THANK YOU FOR EVERYTHING THAT YOU'VE ALLOWED US TO DO.

JUST YESTERDAY MORNING, COUNCILWOMAN WAS -- WE WERE TOGETHER
AS SHE WAS TALKING WITH THE YOUTH OF THE CITY OF TAMPA AND WAS

GOING OUT TO TOUR EAST TAMPA AFTER THE MEETING, AND YOU CALLED HER HOME.

AND WE SAID THANK YOU, SHE LIVED A LIFE THAT YOU WANTED HER TO LIVE.

NOW LORD, I ASK THAT YOU WOULD BLESS THIS MEETING, BLESS ALL THE APPLICANTS WHO HAVE SUBMITTED AN APPLICATION THAT WE WOULD BE DISCUSSING YOUR BUSINESS THIS MORNING.

I ASK THAT YOU GIVE EACH BOARD MEMBER TRAVELING GRACE BACK HOME AND OUR STAFF WHO WOULD SHARE THE INFORMATION WITH US, YOU WOULD DO THE SAME WITH THEM.

THESE BLESSINGS I ASK IN YOUR HOLY NAME, AMEN.

>> KEN HAGAN: THANK YOU, COMMISSIONER MYERS.

THOUGHTS AND PRAYERS OUT TO COUNCILWOMAN HENDERSON'S FAMILY.

MR. GRADY, REVIEW CHANGES TO THE AGENDA.

>> GOOD MORNING, COMMISSIONERS.

BRIAN GRADY, HILLSBOROUGH COUNTY DEVELOPMENT SERVICES.

WE DO HAVE A NUMBER OF CHANGES ON THE AGENDA SO IN ADDITION TO THE PUBLISHED WITHDRAWALS AND CONTINUANCES BEGINNING ON PAGE 3 OF THE AGENDA, WE HAVE THE FOLLOWING CHANGES TO THE AGENDA.

FIRST CHANGE, PAGE 5, ITEM B.1, REZONING PD 24-1155.

THE APPLICANT IS REQUESTING A REMAND OF THE APPLICATION TO JULY 21st, 2025, ZONING HEARING MASTER HEARING AT 6:00 P.M.

NEXT CHANGE IS ON PAGE 10 OF THE AGENDA, ITEM E.4, PRV25-0664.

CONDITION 5 IS BEING MODIFIED TO CLARIFY THE MAXIMUM BUILDING

HEIGHT SHALL BE LESS THAN 35 FEET.

CURRENTLY IT SAYS MAXIMUM 35 FEET.

THE NEXT CHANGE IS ON PAGE 12 OF THE AGENDA, AGENDA PAGE 12, ITEM F.2, MAJOR MOD APPLICATION 24-1141.

THE APPLICANT IS REQUESTING A REMAND OF THIS APPLICATION TO THE JULY 21st, 2025, ZONING HEARING MASTER HEARING AT 6:00 P.M. FOR THE PURPOSE OF REMOVING THREE USES FROM THE LIST OF PROHIBITED USES.

THE NEXT CHANGE IS ON PAGE 13 OF THE AGENDA, ITEM F.3. REZONING PD 24-1231.

THE APPLICANT IS REQUESTING A CONTINUANCE OF THIS APPLICATION TO THE JULY 22nd, 2025, ZONING HEARING MASTER BOCC LAND USE MEETING AT 9:00 A.M.

THE NEXT CHANGE IS ON PAGE 14 OF THE AGENDA, ITEM F.5, MAJOR MOD APPLICATION 25-0133.

CONDITION 1 IS BEING MODIFIED TO PROHIBIT ADDITIONAL USES IN THE PLANNED DEVELOPMENT AS FOLLOWS.

AND BASICALLY THE THREE ADDITIONAL USES BEING ADDED RESTRICTION TO SYNAGOGUES OVER 301 SEATS, MEMBERSHIP ORGANIZATIONS AND GENERAL INDOOR/OUTDOOR RECREATIONAL USES.

THOSE ADDITIONALLY RESTRICTED USES WITHIN THE PD IN CONDITION 1 OF THE ZONING CONDITIONS FOR THAT ITEM.

AND THE FINAL CHANGE IS ON PAGE 14, ITEM F.6, REZONING PD 25-0261.

REVISED AGENCY REVIEW COMMENT SHEET FROM TRANSPORTATION REVIEW
HAS BEEN ADDED TO CORRECT A SCRIVENER'S ERROR.

[UNINTELLIGIBLE]

BASICALLY THE USES WERE INCORRECTLY IDENTIFIED ASSIGNED TO THE
TRIPS, AND SO IT WAS CORRECTED IT TO CORRECTLY IDENTIFY THOSE
RELATED TO THE TRIPS THAT.

NO CHANGE IN OVERALL TRIPS IS INVOLVED IN THIS CHANGE, JUST A
SCRIVENER'S ERROR AND IDENTIFICATION OF USES IN THE TRIPS.

THAT'S ALL THE CHANGES TO THE AGENDA.

>> KEN HAGAN: CAN WE HAVE A MOTION TO APPROVE THE CHANGES?

MOTION, COMMISSIONER WOSTAL, SECOND, COMMISSIONER MYERS.

PLEASE RECORD YOUR VOTE ON CHANGES TO THE AGENDA.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: OKAY.

AND PRIOR TO THE BOARD TAKING ACTION ON THE CONSENT AGENDA, THE
BOARD NEEDS TO PROVIDE AN OPPORTUNITY FOR PUBLIC COMMENT FOR
B.13 AND B.14.

IS THERE ANYONE HERE WHO WISHES TO SPEAK TO EITHER B.13 OR B.14?

SEEING NONE, CAN WE HAVE A MOTION TO APPROVE THE CONSENT.

MOTION, COMMISSIONER WOSTAL, SECOND, COMMISSIONER COHEN.

PLEASE RECORD YOUR VOTE ON THE CONSENT AGENDA.

>> MOTION CARRIED 7-0.

>> KEN HAGAN: ANYONE HERE FOR A B. ITEM, YOUR APPLICATION HAS
BEEN APPROVED.