

Rezoning Application: RZ STD 25-0175

Zoning Hearing Master Date: 01/14/2025

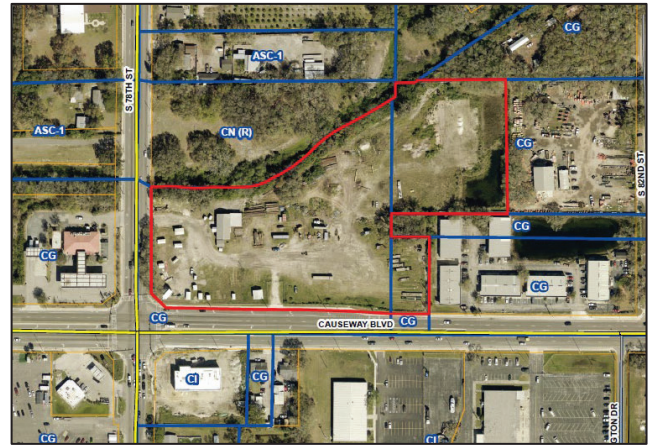
BOCC CPA Hearing Date: 03/13/2025

**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
 FLU Category: R-9 (Proposed: OC-20, CPA 24-40)
 Service Area: Urban
 Site Acreage: 8.25 acres +/-
 Community Plan Area: Greater Palm River
 Overlay: None
 Special District: None
 Request: Rezone from CG to CI-R

**Introduction Summary:**

The applicant is requesting to rezone property from CG (Commercial, General) to CI-R (Commercial, Intensive with Restrictions). The proposed restrictions shall only allow the outdoor storage of commercial vehicle trailer equipment, accessory minor motor vehicle repair, and a related office. The application has a companion FLU Amendment CPA 24-40 which is proposing to amend the FLU from Residential-9 (R-9) to Office-Commercial-20 (OC-20).

Zoning:	Existing	Proposed
District(s)	CG	CI-R
Typical General Use(s)	General Commercial, Office and Personal Services	Outdoor Storage of Commercial Trailer Equipment, Accessory Minor Vehicle Repair and Accessory Office
Acreage	8.25 +/-	8.25 +/-
Density/Intensity	0.27 FAR	0.30 FAR
Mathematical Maximum*	97,030.2 sq ft	107,811 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	CI-R
Lot Size / Lot Width	10,000 sq ft / 75'	20,000 sf / 100'
Setbacks/Buffering and Screening	30' Front (South and West) No Buffering/Screening required along North and East boundaries	30' Type B Front (South and West) 15' Type B Buffer Sides (North and East)
Height	50'	50'

Additional Information:

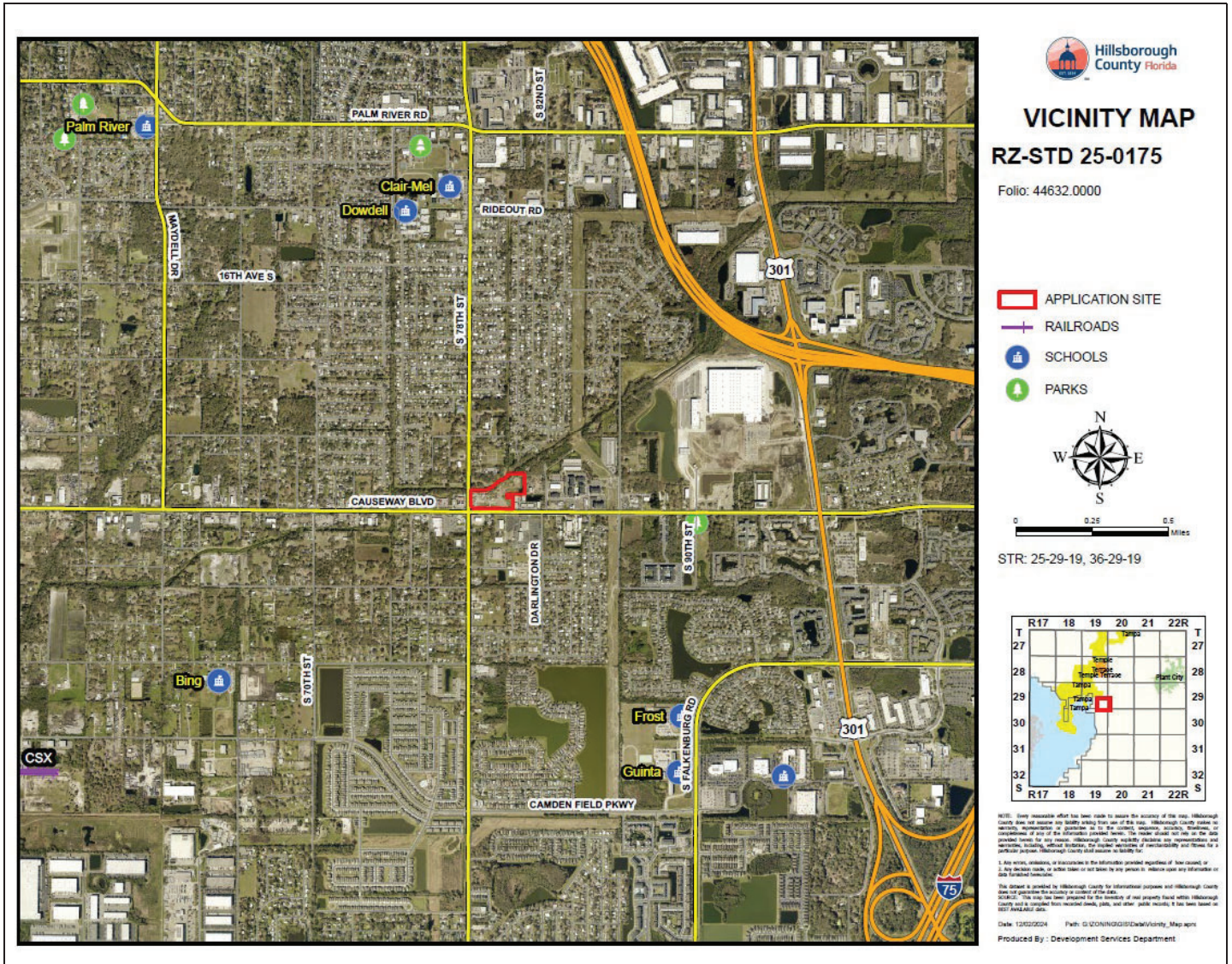
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

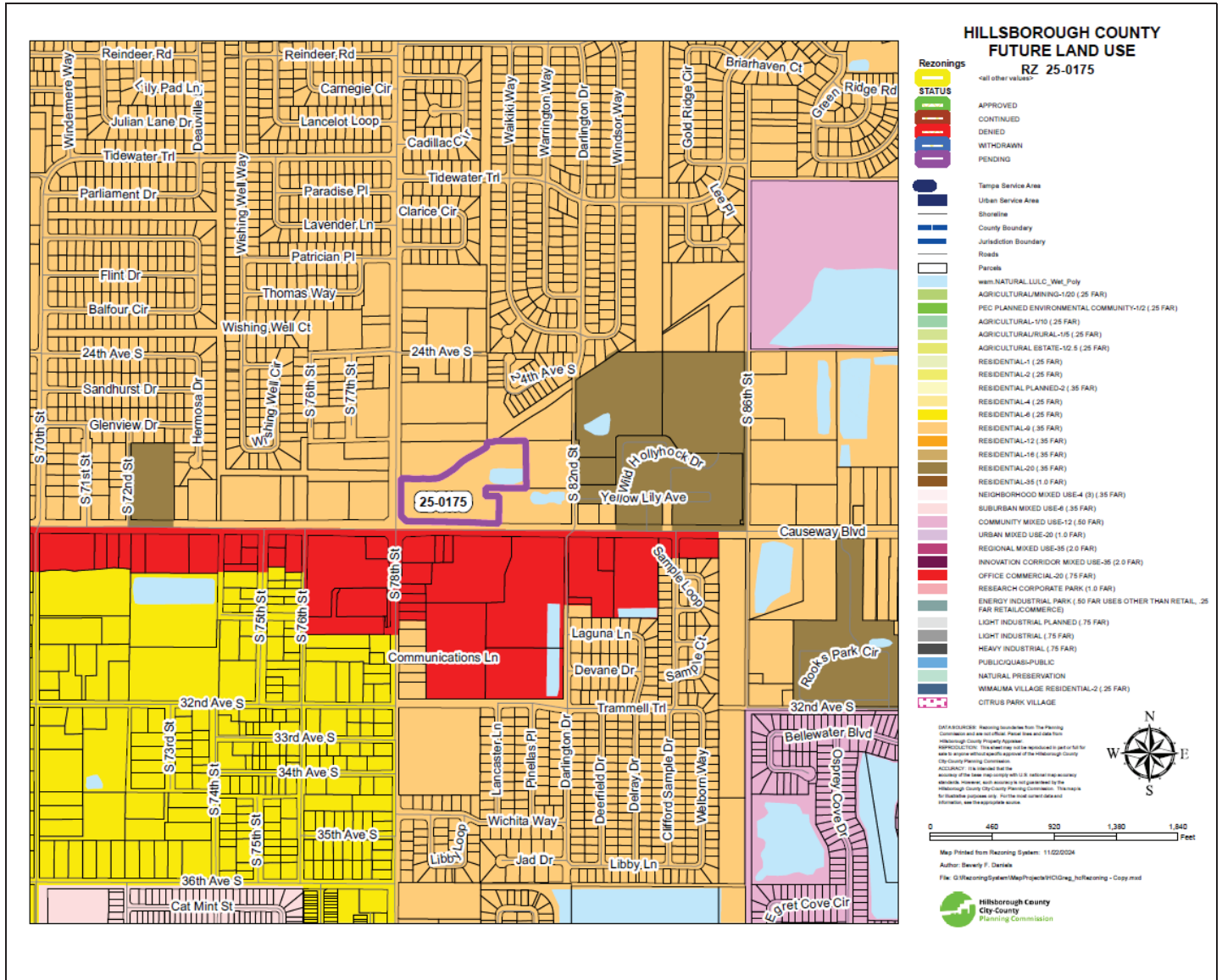


Context of Surrounding Area:

The site is located along Causeway Blvd and South 78th St in the Greater Palm River Area, west of I-75 and the Selmon Expressway interchange. Causeway Boulevard is a commercial corridor with zoning districts such as CG and CI. Along the periphery of the central roads are residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

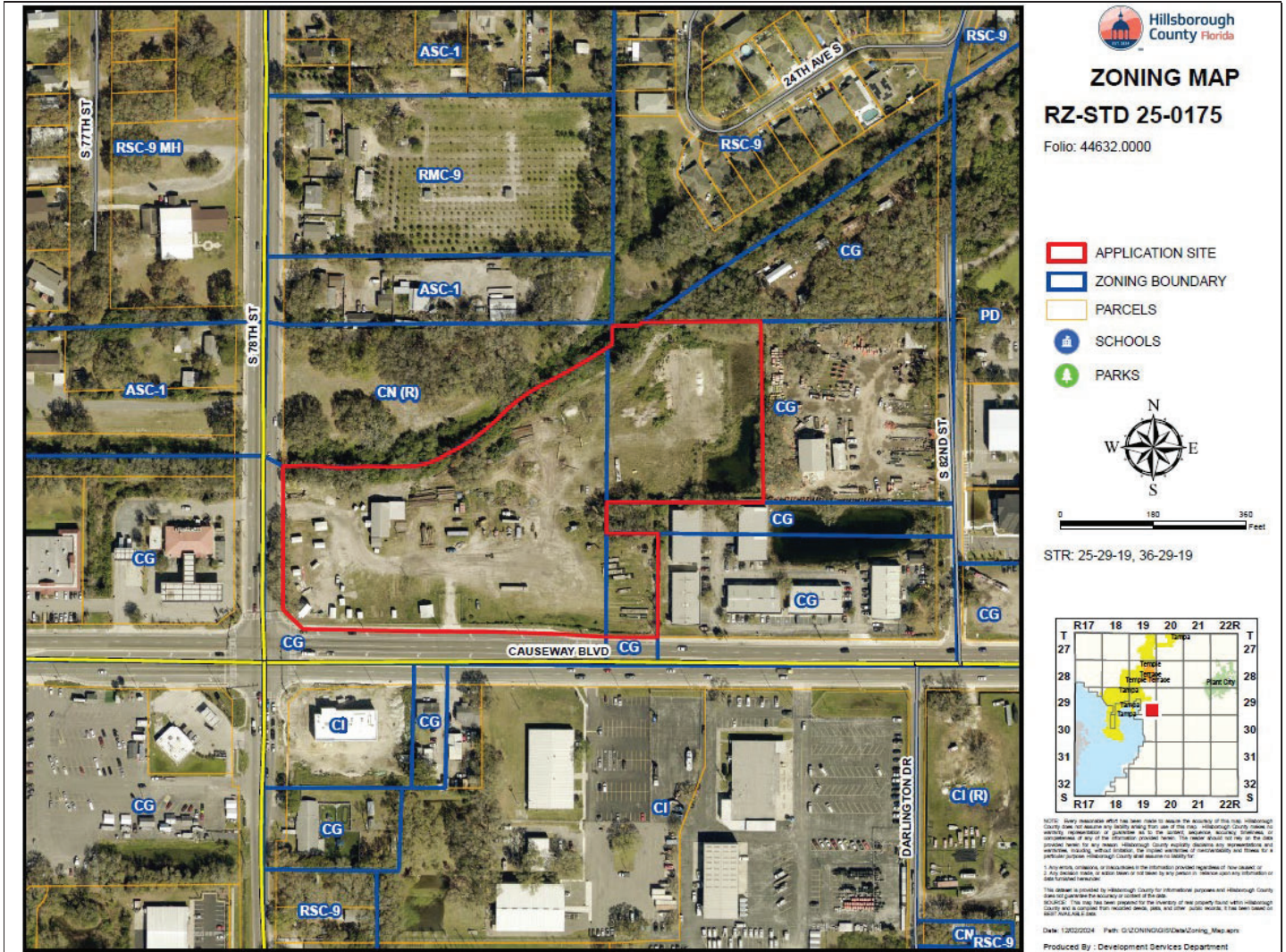
2.2 Future Land Use Map



<p>Future Land Use Category:</p>	<p>Current: R-9 (Residential-9) Proposed: OC-20 (Office Commercial-20)</p>
<p>Maximum Density/F.A.R.:</p>	<p>Current R-9: 9 DU / GA or 0.25 FAR Proposed OC-20: 20 DU / GA or 0.75 FAR</p>
<p>Typical Uses:</p>	<p>Current R-9: Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects, and mixed use-development. Proposed OC-20: Agricultural, community type uses, office uses, mixed-use developments, and compatible residential uses.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Max Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN-R (16-0106)	0.20 FAR or max 13,200 sq. ft.	Retail, Laundries, Personal Services, Professional Offices	Vacant (Per the Property Appraiser)
	RSC-9	9 DU / GA	Single-Family Conventional	HOA Property
	CG	0.27 FAR	General Commercial	Mobile Home Park
South	CI	0.30 FAR	Intensive Commercial	General Retail, Mixed Use Offices, Auto Parts Retail
	CG	0.27 FAR	General Commercial	Mixed Use Offices
East	CG	0.27 FAR	General Commercial	Light Industrial Offices, Warehousing, Open Storage
West	CG	0.27 FAR	General Commercial	Gas Station

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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. 78 th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)
Causeway Blvd	FDOT Principal Arterial - Urban	4 Lanes <input 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	14,040	1,105	1,004
Proposed	1,430	192	231
Difference (+/-)	-12,610	-913	-773

*Trips reported are based on net new 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:				

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.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetland delineation required.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
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	
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 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 checked="" 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 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 <input checked="" type="checkbox"/> 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	
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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 8.39-acre property is currently used for open storage, which is not permitted in the CG district. The applicant is requesting the CI-R district to allow for the open storage of trailer equipment, accessory minor vehicle repair, and a small office related to the operation. The site received a Code Enforcement Notice of Violation on May 20th, 2024 (CE#248532) for unpermitted activity in a wetland setback conservation area.

The property is located at the corner of Causeway Blvd, a State arterial 4-lane highway, and South 78th St, a County arterial 4-lane roadway. The surrounding area along Causeway Blvd. is occupied by general and intense commercial uses, with agricultural and residential uses further north along S 78th St.

Adjacent to the east and west of the rezoning site are properties zoned CG, occupied by warehouses with open storage, light industrial offices, a mobile home park, and a convenience store with gas pumps. Across Causeway Blvd to the south are retail uses and offices zoned CI and CG. To the north is a vacant parcel zoned CN with restrictions, which permits neighborhood commercial uses. A slim portion of the rezoning site along the northern boundary abuts a residential district, RSC-9. However, the directly adjacent parcel is a HOA owned buffer parcel, separating the rezoning site and the single-family residences by approximately 200 feet of foliage.

The proposed CI district is prevalent in the nearby vicinity along Causeway Blvd, with present uses including utility facilities and motor vehicle repair. Open storage as a principal use, as proposed, requires installation of Type B screening around the entire site perimeter (per LDC Section 6.06.06.C.).

The rezoning request has an associated concurrent CPA application, CPA 24-40. The request is to change the FLU designation from R-6 to OC-20. The Planning Commission finds the subject rezoning request consistent with the Comprehensive Plan.

Transportation Review Staff found no objections to the request.

Due to the above considerations, staff finds the CI-R rezoning request compatible with the uses, zoning districts, and the uses in the surrounding area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the proposed conditions and contingent on the approval of the CPA FLU 24-40.

6.0 PROPOSED CONDITIONS

The applicant has proposed the following conditions:

1. Development shall be limited to the following uses: the outdoor storage of commercial trailer equipment, accessory minor motor vehicle repair, and a related small office.

Zoning Administrator Sign Off:	
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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

Not applicable.

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: 01/05/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: C/GPR

PETITION NO: RZ 25-0175

- 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 +/- 8.39 acres from Commercial General (CG) to Commercial Industrial - Restricted (CI-R). The proposed restriction would allow for the outdoor storage of commercial trailer equipment, moto vehicle repair, and office space. The site is located on the eastern quadrant of the intersection of Causeway Blvd. and S.78th St. The Future Land Use designation of the site is Residential 9 (R-9).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has 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, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food w/ Drive Thru (ITE Code 934) 8,000sqft	3,740	357	264
CG, Fast Food w/ Drive Thru (ITE Code 934) 8,000sqft	3,740	357	264
CG, Bank w/ Drive Thru (ITE Code 912) 9,550sqft	958	95	200
CG, Convenience Store w/ Gas Pumps (ITE Code 945) 10,000sqft Store with 15 Pumps	3,976	240	276

CG, Pharmacy w/ Drive Thru (ITE Code 881) 15,000sqft	1,626	56	154
Total	14,040	1,105	1,004

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CI-R, Contractor's Office w/ Open Storage (ITE Code 180) 92,641sqft	910	154	179
CI-R, Motor Vehicle Repair (ITE Code 942) 17,000sqft	520*	38	52
Total	1,430	192	231

*Estimated by Staff. ITE Trip Generation Manual 11th Edition does not provide 24 trip counts for this use.

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-12,610	-913	-773

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S. 78th St. and Causeway Blvd. S. 78th St. is a 4-lane, undivided, substandard county maintained, urban arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/- 8ft sidewalks on both sides of the roadway, within +/- 88 ft of the right of way.

Causeway Blvd. is a 4-lane, divided, FDOT maintained, urban arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 4ft bike lanes on both sides of the roadway, +/- 6ft sidewalks on both sides of the roadway, within +/- 117 ft of the right of way.

SITE ACCESS

The subject parcel is currently taking access to S. 78th St. and Causeway Blvd.

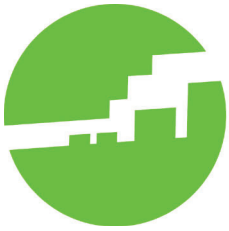
As Causeway Blvd is an FDOT maintained roadway, staff notified the applicant on December 13th, 2024, that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access to Causeway Blvd from the subject parcel. A meeting has been scheduled to take place on February 25th, 2025, between county staff, the applicant and FDOT to discuss this re-zoning and allow FDOT to provide comments.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
S. 78 th St.	Causeway Blvd.	Palm River Rd.	D	C
Causeway Blvd.	50 th St.	US Hwy 301	D	C

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



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: January 14, 2025 Report Prepared: January 3, 2025	Case Number: RZ 25-0175 Folio(s): 44632.0000 General Location: North of Causeway Boulevard, east of South 78 th Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR) *Pending HC/CPA 24-40 to Office Commercial-20 (20du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Greater Palm River
Rezoning Request	Rezoning from Commercial General (CG) to Commercial Intensive-Restricted (CI-R) to allow outdoor storage of commercial trailer equipment, associated normal maintenance of those trailers and a related small office
Parcel Size	8.39 ± acres
Street Functional Classification	Causeway Boulevard – State Principal Arterial South 78 th Street – County Arterial
Commercial Locational Criteria	N/A

Evacuation Area	C
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	CG	Heavy Industrial
North	Residential-9	CN + AS-1 + RMC-9 + RSC-9	Vacant Land + Single Family Residential
South	Office Commercial-20	CI + CG + RSC-9	Light Commercial
East	Residential-9 + Residential-20	CG + PD	Light Industrial + Vacant Land
West	Residential-9	CG + ASC-1 + PD + RSC-9	Light Commercial + Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 8.39± acres subject site is located north of Causeway Boulevard and east of South 78th Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The applicant is requesting a rezoning from Commercial General (CG) to Commercial Intensive-Restricted (CI-R) to allow the outdoor storage of commercial trailer equipment, associated normal maintenance of these trailers and a related small office.

The subject site is in the Residential-9 (RES-9) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Office Commercial-20 (OC-20). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 24-40. Residential-9 (RES-9) Future Land Use category can be considered for a maximum density of 9 dwelling units per gross acre and a maximum intensity of 0.50 FAR. The analysis provided throughout this staff report is based on the pending OC-20 Future Land Use.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be proactively directed per Objective 1 of the Future Land Use Element (FLUE). Similarly, FLUE Policy 1.4 requires new development to be compatible with the surrounding area. The proposed rezoning compatible with this

policy direction. The request meets the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to Policy 1.4, compatibility is defined as the characteristics of different uses, activities, or designs 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." The OC-20 Future Land Use category is located to the south. The proposed rezoning would allow for a development pattern that is compatible and comparable with the surrounding development pattern along Causeway Boulevard. The existence of Delaney Creek along the northern property boundary will also provide additional buffering from areas with a Future Land Use designation of RES-9, located to the north of the subject site. The proposed rezoning to CI-R is comparable to the surrounding development.

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 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. The OC-20 Future Land Use category allows for the consideration of community commercial type uses, office uses, mixed use developments, and compatible residential uses. This designation can consider up to 20 dwelling units per gross acre and a maximum of 0.75 FAR.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, and 16.10 which require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new development to recognize the existing community and be designed to relate and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is made of mixed uses. The subject site currently has heavy industrial uses. The surrounding area is characterized by a mix of uses. Light Industrial uses are directly east. Light Commercial uses are to the west and south across Causeway Boulevard. There are also single-family uses to the north and south. The rezoning would be compatible with the surrounding neighborhood since there is already a mix of uses surrounding the subject site.

Objective 18 and Policy 18.1 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is located within the limits of the Greater Palm River Area Community Plan. Goal 5a of the community plan seeks to promote and provide for opportunities for compatible well-designed public uses, residential development, business growth, and jobs. The first strategy under this goal aims at recognizing the community's concept map, which depicts the site's area along Causeway Boulevard being targeted for mixed use, commercial, and residential development. The strategies under Goal 5a also encourage well-designed, compatible densities and intensities at appropriate locations. Strategy 9 also seeks to empower residents, property, and business owners through education on zoning, land use, and comprehensive plan processes to ensure involvement. The proposal is consistent with FLUE Objective 18, Policy 18.1, and the Livable Communities Element.

Overall, the Planning Commission staff finds the proposed rezoning to be compatible with the surrounding area. The request will 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 subject to the conditions set by the Developmental Services Department*.

The proposed rezoning is running concurrently with HC/CPA 24-40, which proposes to amend the Future Land Use designation to Office Commercial-20 (OC-20). Based upon the applicant requesting the rezoning run concurrently with the plan amendment, as such, Planning Commission staff is reviewing the requested rezoning under the proposed Future Land Use category. Because the Planning Commission public hearing for the requested plan amendment had not occurred prior to the rezoning report filing, a Planning Commission consistency recommendation to the BOCC for the plan amendment is not provided at this time. In accordance with the Land Development Code, if the plan amendment is not adopted then the rezoning would be automatically withdrawn.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential use 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.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a 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

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) 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.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County’s character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

Community Planning

Objective 18: *Hillsborough County is comprised of many diverse communities and neighborhoods, each with its own unique identity. While the comprehensive plan is effective in providing an overall growth management strategy for development within the entire County, it does not have detailed planning strategies for individual communities. The County shall develop strategies that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Policy 18.1: *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 Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element; these more restrictive 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.

LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER COMMUNITY PLAN

Planning and Growth /Economic Development

Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.

Strategies

1. The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.

3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.

8. Support well designed, compatible densities and intensities at appropriate locations.

9. Empower residents, property and business owners through education on zoning, land use, and comprehensive plan processes to ensure involvement.

14. Support :

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

a. Create walkable neighborhoods;

b. Support housing choice and affordability

c. Expand transportation choices

d. Support infrastructure expenditure

e. Support the economic health of the community

f. Improve security

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0175

<all other values>

- Rezoning STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

- WATER NATURAL LULUC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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 Author: Beverly F. Daniels
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