

Rezoning Application: 24-1142
Zoning Hearing Master Date: November 12, 2024
BOCC Land Use Meeting Date: January 7, 2025

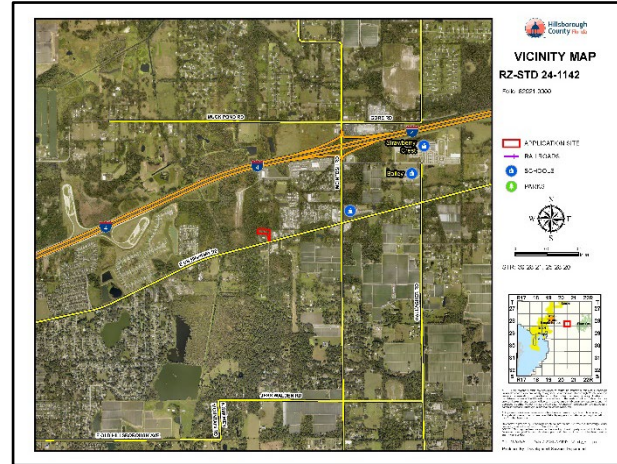


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: Residential – 1 (Res-1)
Service Area: Rural
Site Acreage: 1.56 +/-
Community Plan Area: Seffner Mango
Overlay: None
Request: Rezone from **Residential, Single-Family Conventional-2 with Mobile Home Overlay (RSC-2 (MH) to Commercial General with Restrictions (CG -R).**



Request Summary:

The request is to rezone from the existing **Residential, Single-Family Conventional-2 (w/ Mobile Home Overlay (RSC-2 MH)** zoning district to the proposed to **Commercial General with Restrictions (CG-R)** zoning district. The proposed zoning for CG permits Commercial, Office and Personal Services development on lots containing a minimum of 10, 000 square feet (sf). The applicant has proposed that the site's use be restricted to a Contractor's Office with Enclosed Storage., to address the lot size, transition and compatibility concerns.

Zoning:	Current RSC-2 MH Zoning	Proposed CG-R Zoning
Uses:	Single-Family Residential (Conventional & Mobile Home)	Contractor's Office with Enclosed Storage.
Acreage	1.56 +/- Acres (ac) / 67,953.6 sf	1.56 +/- ac / 67,953.6 sf
Density / Intensity	1 dwelling unit (du) / 21,780 sf	Floor Area Ratio (FAR) 0.25
Mathematical Maximum*	3 Dwelling Units	16,988.4 sf
* <i>Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.</i>		

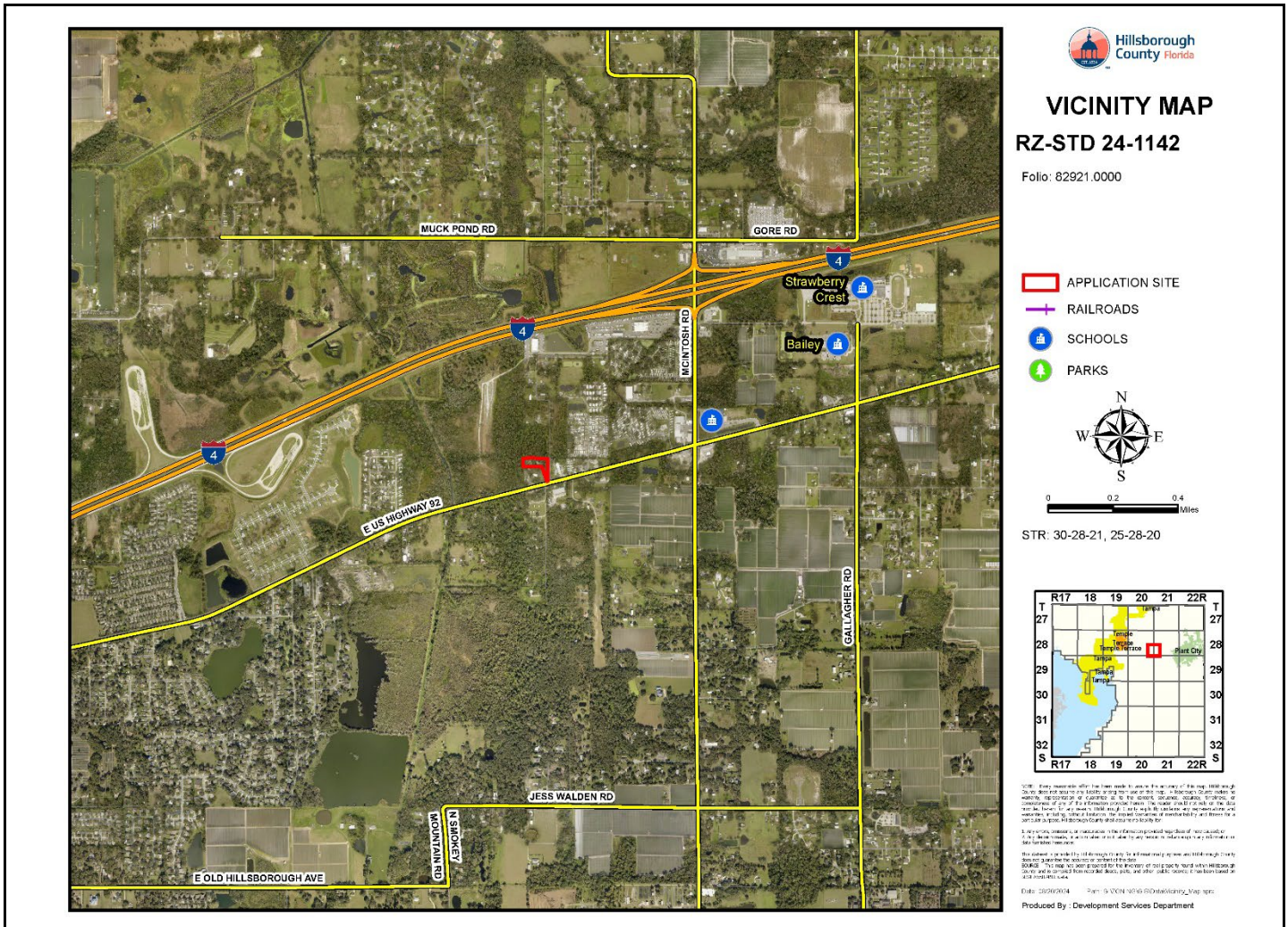
Development Standards:	Current RSC-2 Zoning	Proposed CG-R Zoning
Density / Intensity	1 du / 0.5 ac / 21,780 sf	FAR 0.25
Lot Size / Lot Width	21,780 sf / 100'	10,000 sf / 75'
Setbacks/Buffering and Screening	25' - Front 10' - Sides 25' - Rear	30' - Front (South) 20' Type B Buffer - Rear (East) 20' Type B Buffer - Sides (North)
Height	35'	50'

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

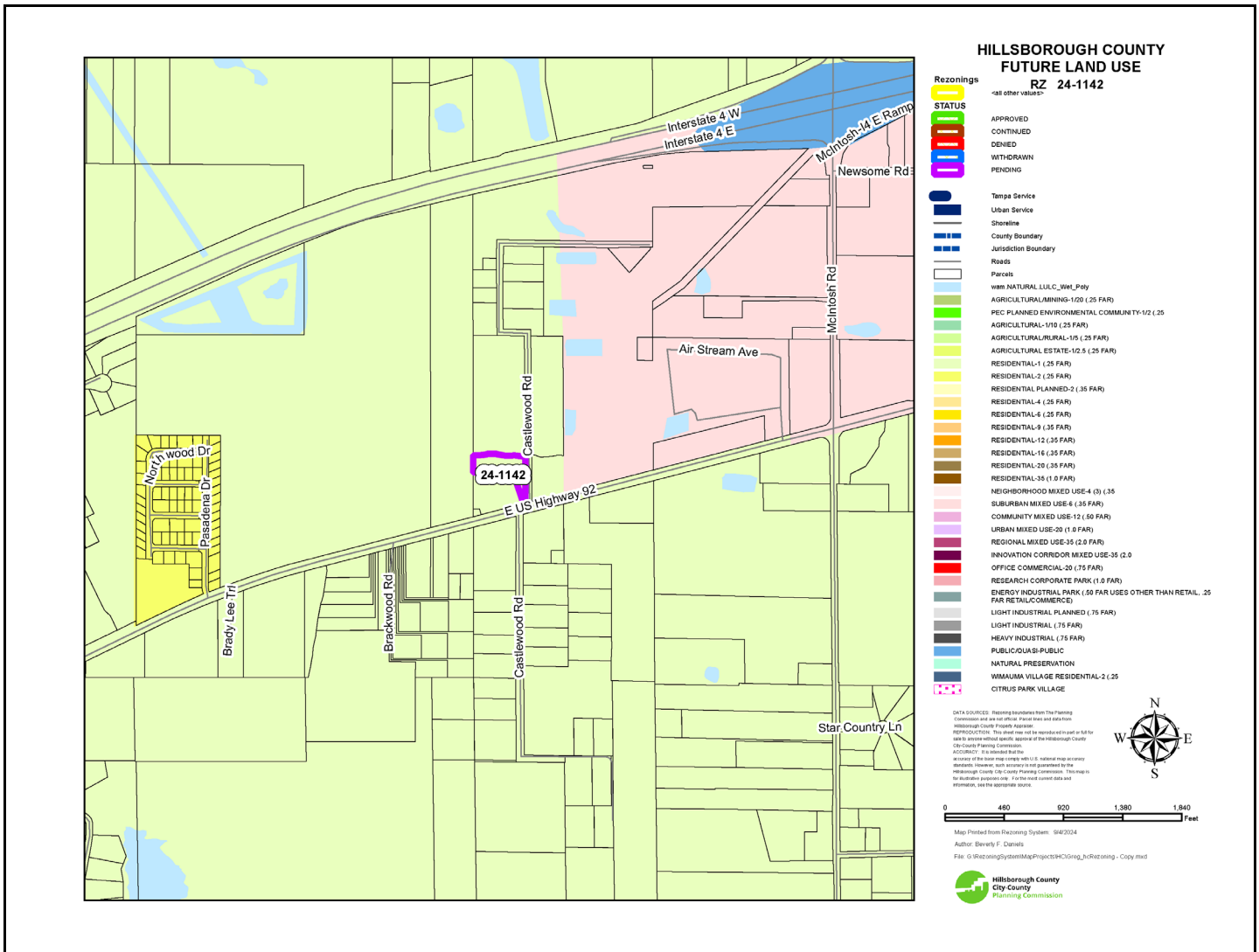


Context of Surrounding Area:

The site is in the Rural Area and surrounded by a mixture of uses consisting of Agricultural, Single-family residential, Commercial General and Commercial Intensive type uses. The subject site is surrounded by Res-1 Future Land Use (FLU) categories which permits single-family residential, multi-family, office and neighborhood-commercial uses. The adjacent properties are zoned Agricultural Single-Family Conventional -1 (ASC-1) to the north, CG to the south, Commercial Intensive (CI) to the east, and Agricultural Rural (AR) to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

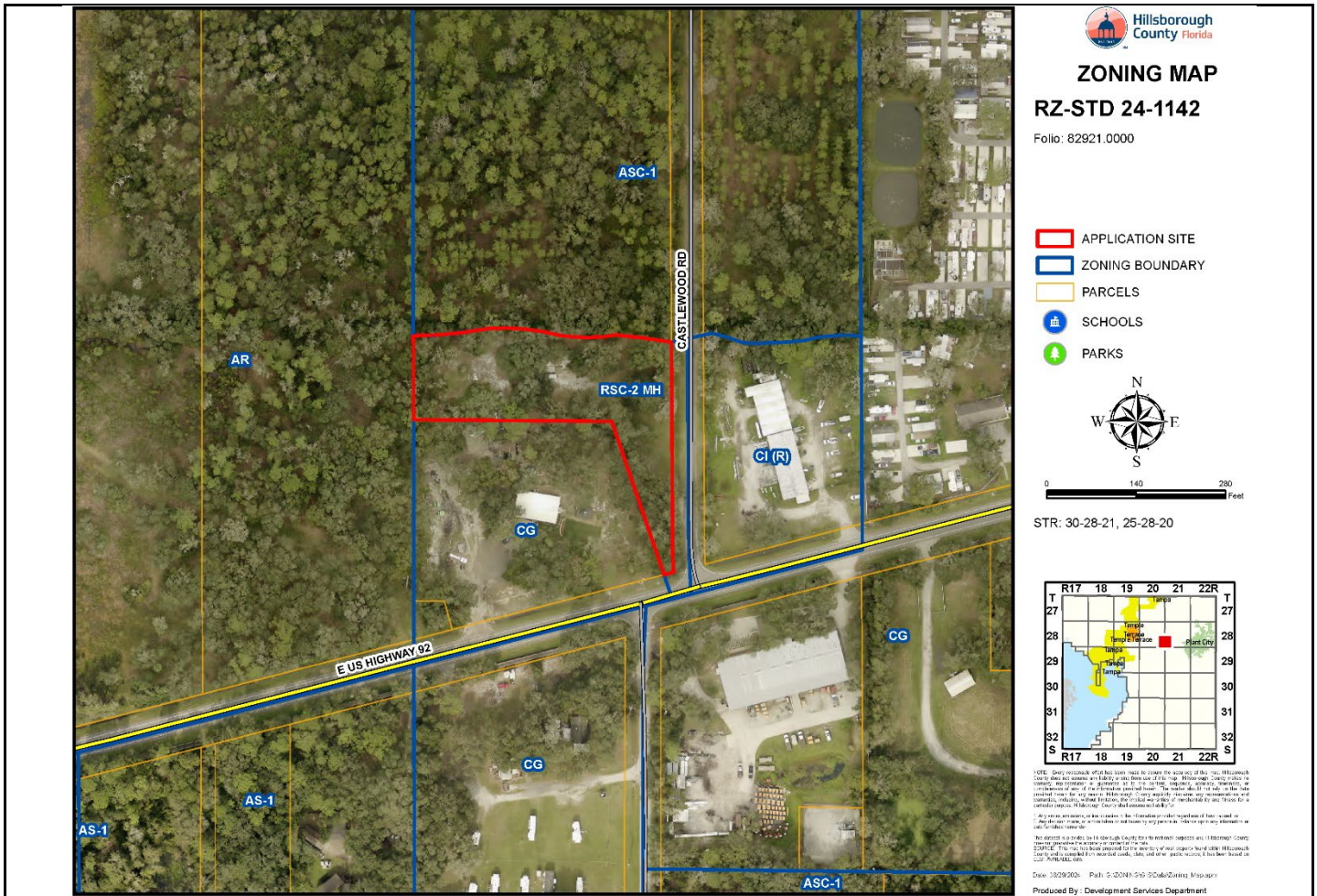
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per Gross Acre (ga)/ 0.25 FAR
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du /1 ac (43,560 sf)	Agriculture, Agricultural-Single-Family Residential (Conventional Only)	Vacant
South	CG	FAR 0.25	General Commercial, Office and Personal Services	Septic System Company - Contractor's Office
East	CI -R	FAR 0.30	Intensive Commercial, Office and Personal Services	Lighting & Signalization Company – Contractor's Office
West	AR	1 du / 5 acre	Agriculture; Single-Family Residential/Agricultural	Vacant

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)

Not Applicable

APPLICATION NUMBER: RZ STD 24-1142

ZHM HEARING DATE: November 12, 2024

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
Castlewood Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	180	31	35
Difference (+/-)	+152	+28	+32

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

Connectivity and Cross Access 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:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" 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	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is in the Rural Area and surrounded by a mixture of uses consisting of Agricultural, Single-family residential, Commercial General and Commercial Intensive type uses. The subject site is surrounded by Res-1 Future Land Use (FLU) category.

The adjacent properties are zoned Agricultural Single-Family Conventional-1 (ASC-1) to the north, CG to the south, Commercial Intensive (CI) to the east, and Agricultural Rural (AR) to the west.

To address the lot’s size, transition and compatibility concerns, the applicant has proposed that the site’s use be restricted to a Contractor’s Office with Enclosed Storage.

Commercial development of the subject property shall meet the lot development standards for the CG zoning district per LDC Section 6.01.01. Additionally, Per LDC Section 6.06.00, a 20-foot buffer with Type B screening is required along the northern and other property lines that abut Residential agricultural zoned properties. (Evergreen trees will be planted at 20’ apart as required, along with all the other buffer type “B” requirements, along the North Property line.)

Staff finds the request is consistent and compatible with the existing and emerging zoning and development pattern along this northern portion of E. US Highway 92. The property’s frontage is along the north side of US 92 Hwy. To the south, the parcel abutting subject parcel whose frontage is also along US 92 Hwy is zoned CG. The proposed CG-R zoning will be at the same distance/depth from the intersection as the CI-R district to the east across Castlewood Road and is, therefore, a continuation of the existing commercial development pattern along this portion of E. US Highway 92 and a compatible infill development.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following applicant’s proposed restrictions:

1. Site Shall be developed Contractor’s Office with Enclosed Storage.

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

N/A

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: 11/01/2024
REVIEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: NE/Seffner Mango	PETITION NO: RZ 24-1142

- 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 a parcel totaling +/- 1.56 acres from Residential Single Family Conventional (RSC-2) to Commercial General Restricted (CG-R). The site is located on the northwest corner of the intersection of Castlewood Road and E. U.S. Hwy 92. The Future Land Use designation of the site is Residential 1 (R-1).

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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, Single Family Detached Housing (ITE Code 210) 3 Units	28	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, Contractor’s Office with Open Storage (ITE Code 180) 18,347sqft	180	31	35

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+152	+28	+32

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Castlewood Road and U.S. Hwy 92. Castlewood Road is a substandard 2-lane, undivided, county maintained, rural local roadway. The roadway is characterized by +/- 19FT to +/- 20FT of Pavement in Avg. Condition, no bike lanes or sidewalks within the vicinity of the proposed project, within +/- 50 ft of the right of way.

Staff notes that the subject parcel has only approximately +/- 20FT of frontage on U.S. Hwy 92 which is insufficient to support any kind of access.

SITE ACCESS

It is anticipated that the site will have access to Castlewood Road.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

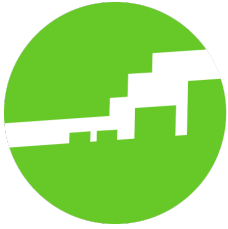
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Castlewood Road is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

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**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: November 12, 2024 Report Prepared: October 31, 2024	Case Number: RZ 24-1142 Folio(s): 82921.0000 General Location: North of US Highway 91, west of Castlewood Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Seffner Mango
Rezoning Request	RSC-2 to CG-R for a contractor’s office with indoor storage
Parcel Size	+/- 13.85 acres
Street Functional Classification	Castlewood Road – Local US Highway 92 – State Arterial
Commercial Locational Criteria	Does not meet; waiver requested
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	RSC-2	Single-Family Residential
North	Residential-1	ASC-1	Single-Family Residential
South	Residential-1	CG	Light Commercial
East	Residential-1 + Suburban Mixed Use-6	CI + CG	Mobile Home Park
West	Residential-1	AR	Vacant

Staff Analysis of Goals, Objectives and Policies:

The subject site is located on the north side of US Highway 92, west of Castlewood Road. The site is in the Rural Area and is located within the limits of the Seffner Mango Community Plan. The applicant is requesting to rezone the subject site from Residential Single Family-2 (RSC-2) to Commercial General-Restricted (CG-R) to allow a contractor’s office with indoor storage.

Future Land Use Element (FLUE) Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean ‘the same as.’ Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed Commercial General-Restricted (CG-R) zoning district is not compatible with the existing rural residential character of the area. The site is located along Castlewood Road, which is a local roadway and not an appropriate location for a contractor’s office given the potential operating characteristics of such a use (i.e. heavy equipment including trucks, operating hours, lighting, noise). The site is directly adjacent to single family residential development on its northern boundary with mobile homes located directly across Castlewood Road to the east. Therefore, the request is inconsistent with FLUE Policy 1.4, as the proposed zoning district would not maintain the character of existing development in the area. It should be noted that a standard, or Euclidean, rezoning request does not require a site plan nor conditions of approval. Each of these mechanisms are useful instruments in providing the location of buildings, circulation, access, buffering and screening. Absent a site plan and conditions of approval in an area where there are significant compatibility concerns, it is difficult to fully assess a proposed use’s operating characteristics and site/building design in relation to the surrounding established uses.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The site is located within the Residential-1 (RES-1) Future

Land Use category. Non-residential development in this category is subject to maximum Floor Area Ratio (FAR) of 0.25. With approximately 1.55 acres, the site may be considered for up to 16,879 square feet (1.55 acres x 43,560 square feet = 67,518 square feet x 0.25 FAR).

While uses in the CG zoning district are considered neighborhood serving commercial uses according to the Comprehensive Plan, in the RES-1 Future Land Use category neighborhood serving uses are subject to Commercial Locational Criteria (CLC), as outlined under FLUE Objective 22. According to FLUE Policy 22.1, the intent of Commercial Locational Criteria is to provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map (FLUM). The subject site does not meet CLC, as it is located approximately 2,500 feet away from the nearest qualifying intersection of Macintosh Road (a 2 lane roadway) and US 92 (a 2 lane roadway). According to FLUE Policy 22.2, properties in the RES-1 Future Land Use category located at the intersection of two 2 lane roadways must be within 660 feet of the intersection. At 2,500 feet away from the nearest qualifying intersection, the subject site is more than 3 times the distance that is allowed by CLC requirements. The distance requirements are put in place to control the scale of development and place non-residential development in locations that are appropriate for more intensive uses.

FLUE Policy 22.5 emphasizes the importance of a transition in intensity of uses away from major intersections. Because the site is located at the intersection of a local roadway and a State Principal Arterial, the request for CG-R zoning is inconsistent with this policy direction. FLUE Policy 22.7 indicates that CLC are not the only factors to take into consideration for non-residential development. Considerations such as those involving land use compatibility carry more weight than CLC. Based upon the adjacent residential development pattern directly to the north and east of the subject site, the requested CG-R zoning district is inconsistent with this policy direction.

The applicant has submitted a waiver request per FLUE Policy 22.8. While the waiver request points out the commercial zoning in the nearby area, only one of these parcels is zoned for commercial development. This parcel is located directly to the south of the subject property along US Highway 92 and is utilized for commercial purposes according to the existing land use information provided by the Hillsborough County Property Appraiser. While the site located directly to the south is utilized for a septic tank business, the other commercial zoning districts nearby contain single-family homes and mobile homes. No unique circumstances were identified by Planning Commission staff with regard to the CLC waiver request. Given the significant compatibility concerns with the proposed CG-R zoning district in this area, Planning Commission staff recommends the Board of County Commissioners deny the CLC waiver request.

The proposal does not meet the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4, CDC Objective 17-1 and CDC Policy 17.1-4). FLUE Objective 16 emphasizes the need to protect existing neighborhoods and communities and those that will emerge in the future. FLUE Policy 16.1 requires development in residential areas to be limited to a neighborhood scale and require non-residential development to meet Commercial Locational Criteria. The site does not meet Commercial Locational Criteria. In addition, the site could be developed with a 16,879 square foot building, based upon intensity limits in the RES-1 Future Land Use category, which would be out of scale with the existing residential development pattern to the north and east. While there is a business located directly to the south of the subject property, that site is located with extensive frontage along US Highway 92 with an existing building that is 2,687 square feet. With a rezoning to the CG-R zoning district, the subject property could be considered for a structure that is over six times larger than

the existing commercial building to the south, which is inconsistent with policy direction in FLUE Policy 16.1.

FLUE Policy 16.2 calls for gradual transitions of intensities between different land uses through site design, buffering and screening techniques and by controlling incompatible land uses. North and east of the subject property are residential uses. The intensive uses permitted by the CG-R zoning district would not allow for a transition of use between those surrounding residential uses and the subject property. Therefore, the request is inconsistent with FLUE Policy 16.2. FLUE Policy 16.3 says that development shall be integrated with adjacent land uses through the creation of like uses and the mitigation of adverse impacts. The proposed CG-R zoning district would not create uses that are complementary to the existing residential uses to the north and east of the site and would therefore be inconsistent with FLUE Policy 16.3. FLUE Policy 16.5 requires that higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials. While a small portion of the subject property is along US Highway 92 (approximately 20 feet), the site must gain access by Castlewood Road. Castlewood Road is a local road, not a collector or arterial roadway, and therefore the request is inconsistent with FLUE Policy 16.5.

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). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site and that based upon the site's current configuration, a resubmittal is not necessary at this time. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environment & Sustainability Section (E&S) of the Comprehensive Plan.

The subject site does not meet the intent of the Seffner Mango Community Plan. While Goal 3 directs commercial development to the US Highway 92 and Martin Luther King Jr. Boulevard corridors, it restricts retail development along US Highway 92 outside of the Urban Service Area to existing commercial zoning districts. As the request is to rezone the subject property from RSC-2 to CG-R and would be adding a commercial zoning district, the request is inconsistent with the vision of the Community Plan. The Community Plan also discourages further strip retail development along US Highway 92 that are in the Rural Area. The request is for CG-R zoning in the US 92 corridor that is located in the Rural Area and therefore the request is inconsistent with this policy direction. The Seffner Mango Community Plan supports infill development within the Urban Service Area and a rezoning request to CG-R in the Rural Area is inconsistent with this policy direction. Overall, the request is inconsistent with the Seffner Mango Community Plan vision.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE ELEMENT

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.*

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Land Use Categories

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

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

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Environmental Considerations

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

Neighborhood/Community Development

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

Policy 16.1: *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 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Commercial-Locational Criteria

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

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

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as*

convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and

- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

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.*

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.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

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

LIVABLE COMMUNITIES ELEMENT: SEFFNER MANGO COMMUNITY PLAN

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

Strategies:

- *Within the Rural Service Area residential development shall reflect its rural future land use designation.*

3. Goal: *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*

Strategies:

- *Restrict retail development along US 92 and Martin Luther King Boulevard outside the Urban Service Area to existing commercial zoning districts.*
- *Discourage further strip retail development along those portions of US 92 and Martin Luther King Boulevard that are in the Rural Service Area.*
- *Support in-fill development and redevelopment within the Urban Service Area.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-1142

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

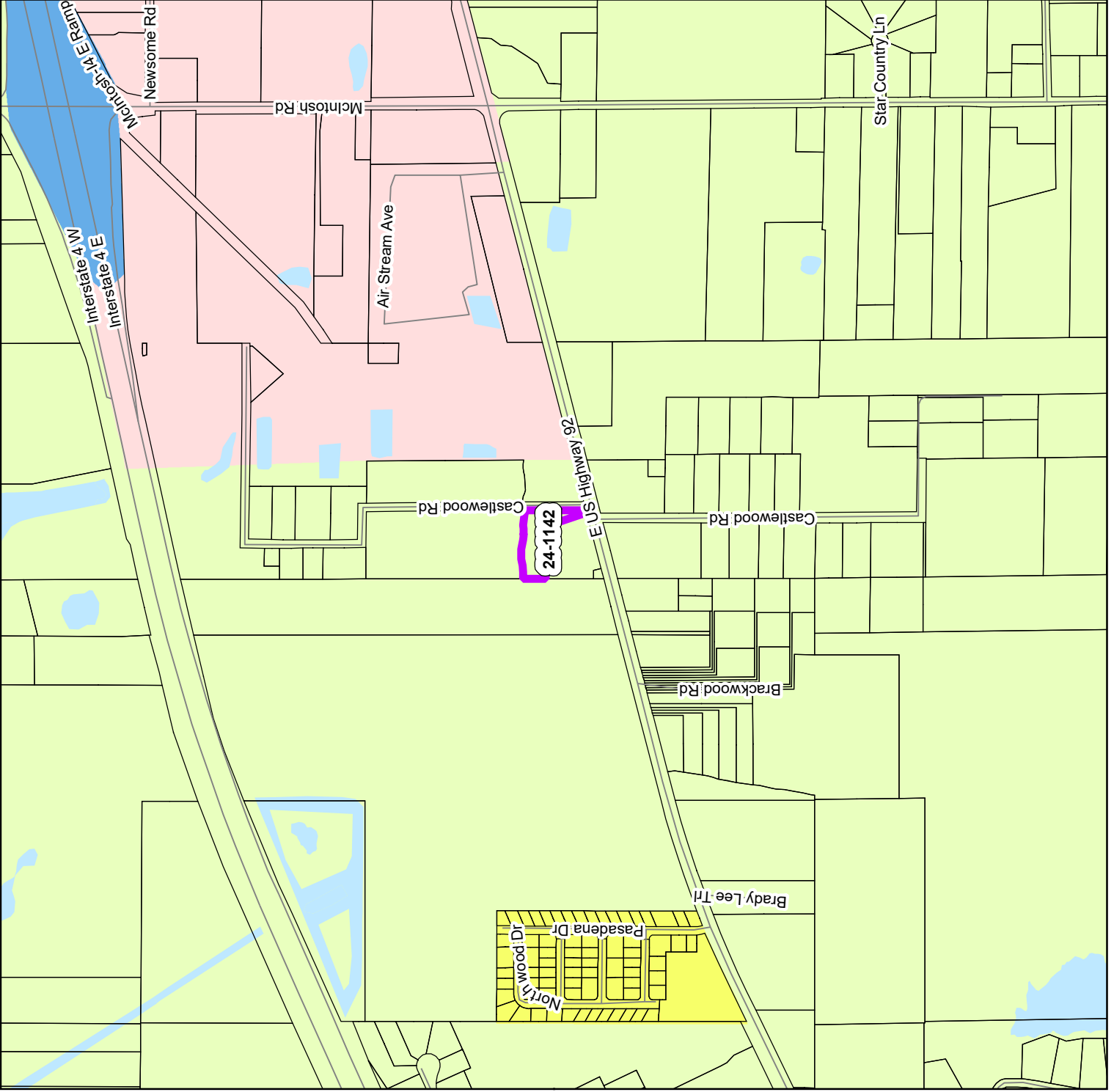
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All boundaries and data are for informational purposes only and do not constitute an offer of any specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that this U.S. national map comply with the 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, visit the appropriate website.

Map Printed from Rezoning System: 9/4/2024
 Author: Beverly F. Daniels
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