

Rezoning Application: RZ STD 24-1204
Zoning Hearing Master Date: 11/12/2024
BOCC Land Use Meeting Date: 01/07/2025

1.0 APPLICATION SUMMARY

Applicant: Big Cat Rescue Corp
FLU Category: R-1
Service Area: Rural
Site Acreage: 1.22 acres +/-
Community Plan Area: Keystone-Odessa
Overlay: Keystone-Odessa Rural Development
Request: Rezone from AS-1 and ASC-1 to AS-1



Introduction Summary:

The applicant is requesting to rezone two properties which are currently split zoned ASC-1 (Agricultural, Single Family Conventional) and AS-1 (Agricultural, Single Family) to completely AS-1 to allow for mobile home use. Both parcels are legal lots of record (NCL 06-1748/06-1747) and non-conforming in lot size for the AS-1 and ASC-1 zoning district, which require at least an acre in size. The applicant proposes to combine the lots after the rezoning, but due to their non-conforming lot status, the parcels can remain separate AS-1 zoned lots after the rezoning despite their lot size.

Zoning:	Existing		Proposed
District(s)	ASC-1	AS-1	AS-1
Typical General Use(s)	Agricultural/Single-Family Residential (Conventional Only)	Agricultural/Single-Family Residential (Conventional and Mobile Homes)	Agricultural/Single-Family Residential (Conventional and Mobile Homes)
Acreage	0.79 +/-	0.43 +/-	1.22 +/-
Density/Intensity	1 dwelling unit per acre or 0.25 FAR	1 dwelling unit per acre or 0.25 FAR	1 dwelling unit per acre or 0.25 FAR
Mathematical Maximum*	1 dwelling unit	1 dwelling unit	1 dwelling unit

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	ASC-1	AS-1	AS-1
Lot Size / Lot Width	1 acre / 150'	1 acre / 150'	1 acre / 150'
Setbacks/Buffering and Screening	50' Front 15' Sides 50' Rear	50' Front 15' Sides 50' Rear	50' Front 15' Sides 50' Rear Setbacks are applicable if the lots remain separate or if combined.
Height	50'	50'	50'

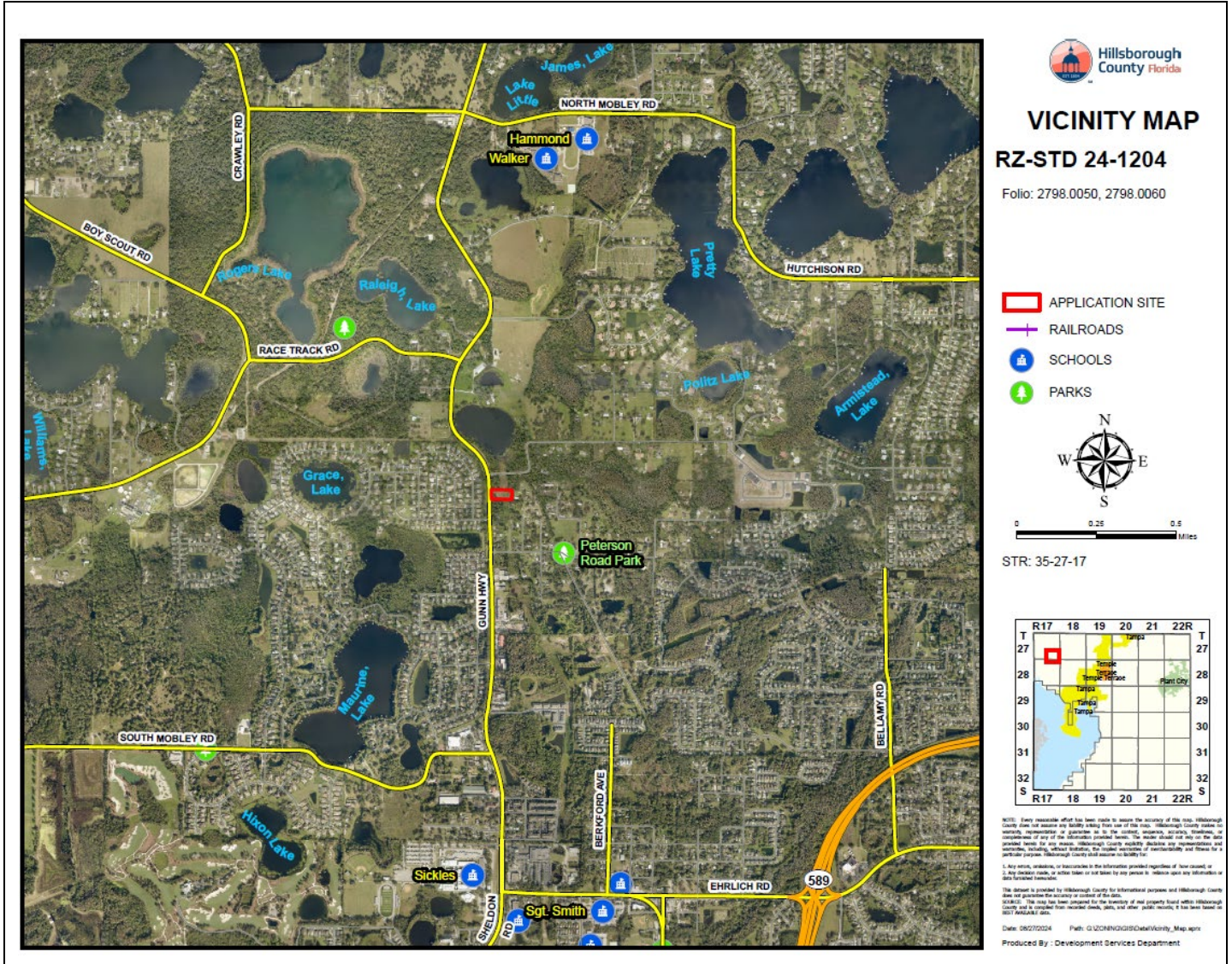
Additional Information:

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
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

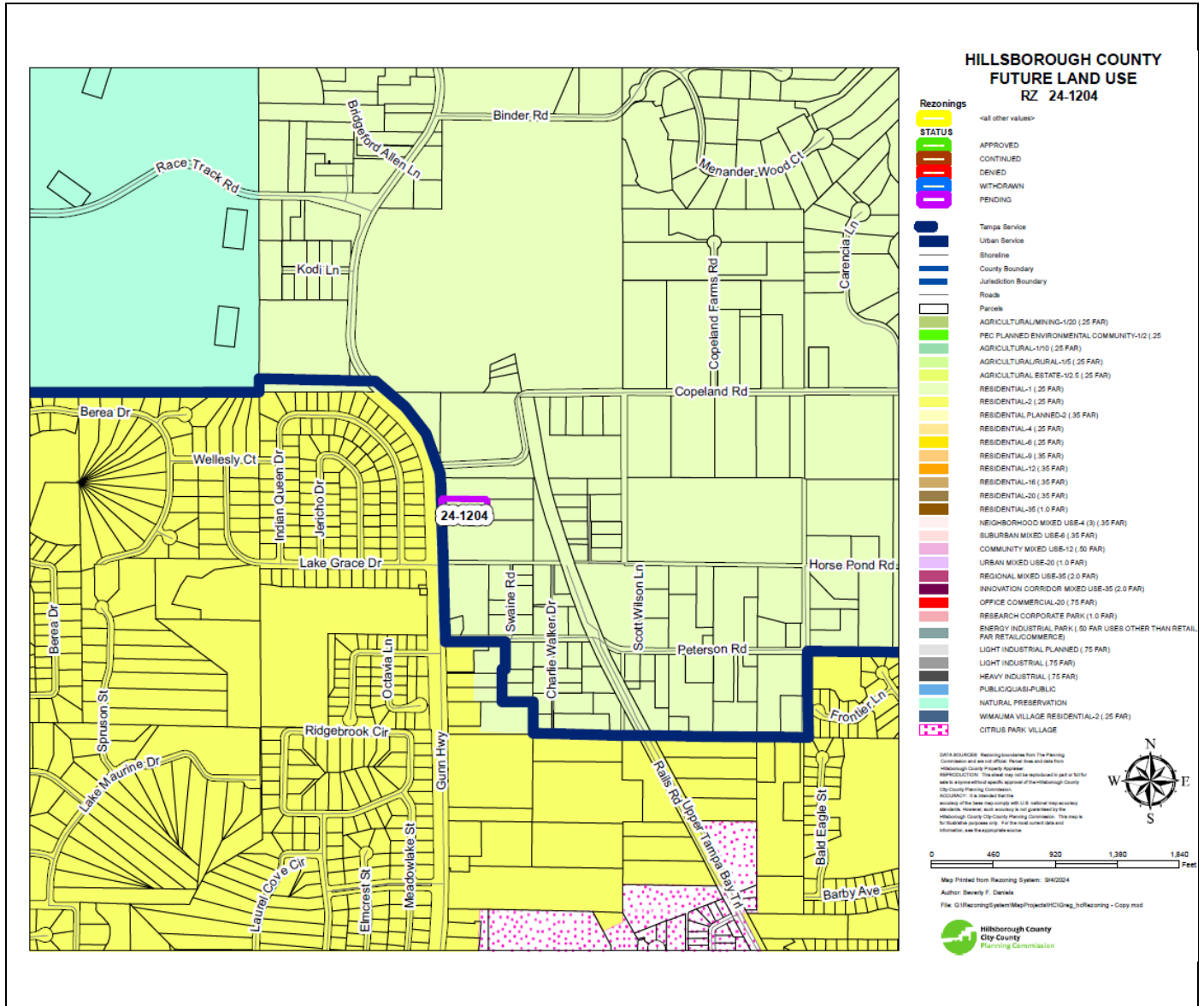


Context of Surrounding Area:

The subject site is located within the boundaries of the Keystone-Odesa Community Plan Area in the Rural Service Area along Gunn Hwy. The surrounding area consists of mixed uses, including agricultural properties, single-family residential subdivisions, and neighborhood commercial uses along Gunn Hwy.

2.0 LAND USE MAP SET AND SUMMARY DATA

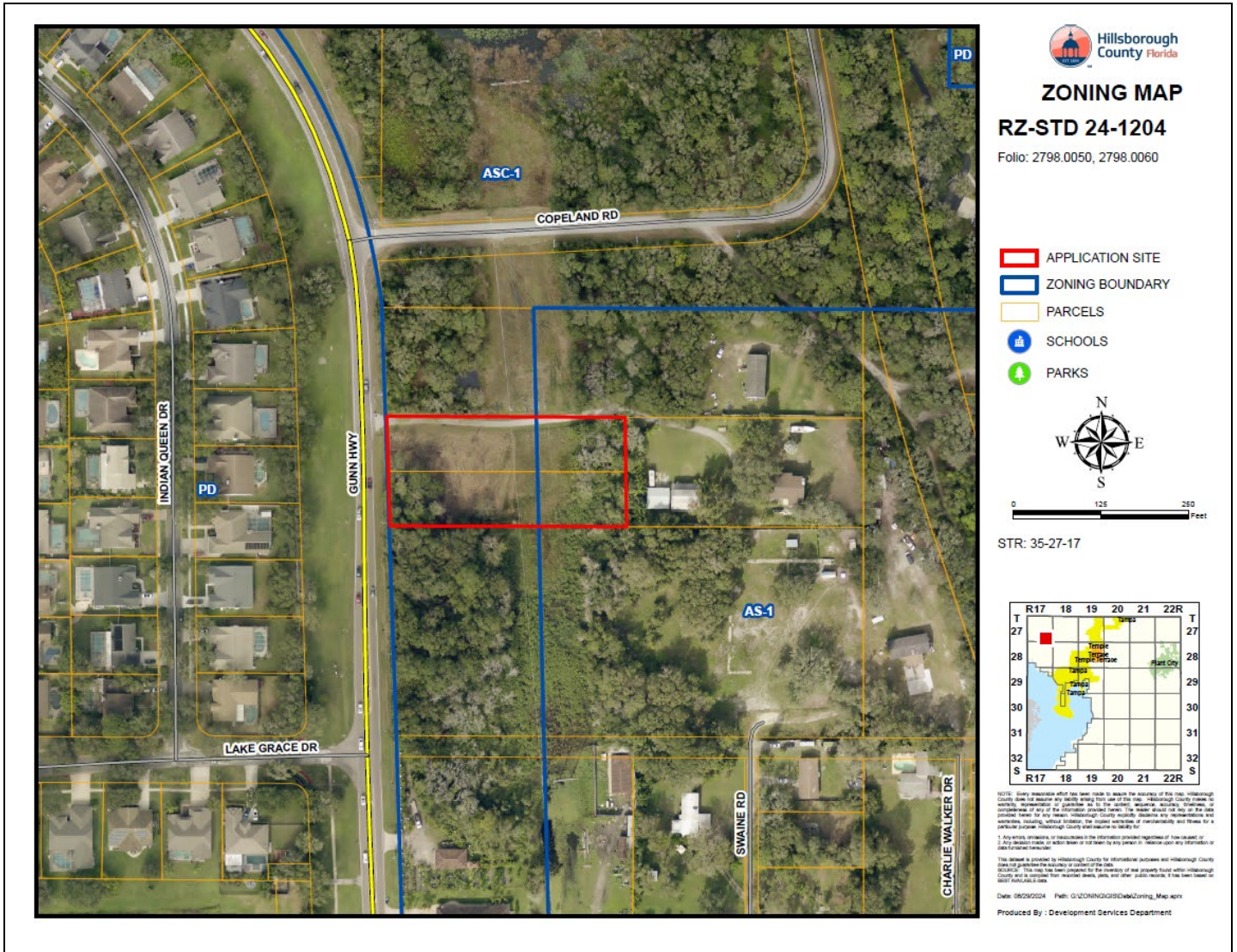
2.2 Future Land Use Map



Future Land Use Category:	Residential-1 (R-1)
Maximum Density/F.A.R.:	1 DU / GA or 0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose.

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, AS-1	1 DU / GA	Agricultural, Single-Family Residential	Single-Family Residential (Mobile Home)
South	ASC-1, AS-1	1 DU / GA	Agricultural, Single-Family Residential	Vacant
East	AS-1	1 DU / GA	Agricultural, Single-Family Residential	Single-Family Residential (Conventional)
West	PD 83-0196	2 DU / GA	Single-Family Residential	Single-Family Residential (Conventional)

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	1
Proposed	18	1	1
Difference (+/-)	+0	+0	+0

*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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands present. See agency comments.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See agency comments.
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 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 applicant is requesting to rezone property which is currently split zoned AS-1 and ASC-1 to completely AS-1 to permit a mobile home residence. ASC-1 prohibits mobile home residences, whereas they are a permitted use in AS-1. All other land development standards are the equivalent between the zoning districts. After the rezoning the applicant plans to combine the two parcels to place the home on the combined acreage, which will be subject to compliance with the Land Development Code’s subdivision standards. If not, the parcels would be permitted to remain separate AS-1 zoned lots due to their certified non-conforming lot status. The parcels are currently vacant.

The surrounding area is a rural and suburban community in Odessa in the Rural Service Area. Planned Development districts permitting single-family residences with an average density of 2 units per acre occupy to the west along Gunn Hwy. The subject property sits on the east side of Gunn Hwy and is surrounded by agriculturally zoned properties. To the direct north is a parcel zoned ASC-1 and AS-1 currently occupied by a mobile home. To the east is a AS-1 parcel occupied by a single-family conventional residence. To the south is a 4.6-acre vacant plot of land zoned ASC-1 and AS-1. To the greater east and south are dozens of properties zoned AS-1 with many occupied by mobile homes.

Due to these considerations, the AS-1 district and the mobile home dwelling type are compatible with the uses, zoning districts, and development pattern of the surrounding area. The proposal should have little to no effect on the character of the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**.

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: 10/31/2024
 Revised: 11/04/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW/Keystone Odessa

PETITION NO: RZ 24-1204

- 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 two parcels totaling +/- 1.22 acres from Agricultural Single Family Conventional (ASC-1) and Agricultural Single Family (AS-1) to ~~Agricultural Single Family Conventional (ASC-1)~~ Agricultural Single Family (AS-1) with a Mobile Home Overlay (MH). Each parcel is currently zoned for +/- .23acre of Agricultural Single Family (AS-1) and +/- .38acre of Agricultural Single Family Conventional (ASC-1). The site is located +/- 260 feet south of the intersection of Copeland Road and Gunn Hwy. 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.

For the purpose of this analysis, it is assumed that that worst case scenario is one dwelling unit per lot as per the requirements outlined in section 6.01.03.D of the Land Development Code.

Approved Uses:

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

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC 1 <u>AS-1</u> (MH), Single Family Detached (ITE Code 210) 2 Unit	18	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Gunn Hwy. Gunn Hwy is a substandard 2-lane, undivided, County maintained, Rural Arterial roadway. The roadway is characterized by +/- 12 ft wide travel lanes, no bike lanes or sidewalks on either side of the roadway in the vicinity of the proposed project, within +/- 130 ft of the right of way.

SITE ACCESS

It is anticipated that the site will take access to Gunn Hwy.

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

The roadway level of service provided for Gunn Hwy is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Gunn Hwy	Van Dyke Rd.	S. Mobley Rd.	D	F

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: November 12, 2024 Report Prepared: October 31, 2024	Case Number: RZ 24-1204 Folio(s): 2798.0050, 2798.0060 General Location: East of Gunn Highway, north of Peterson Road and south of Copeland Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	Keystone-Odessa
Rezoning Request	Rezone from ASC-1 and AS-1 to AS-1 to allow for the development of a mobile home
Parcel Size	+/- 1.22 acres
Street Functional Classification	Gun Highway – County Arterial Peterson Road – Local Copeland Road – Local
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1 + AS-1	Vacant
North	Residential-1	ASC-1 + AS-1	Single Family / Mobile Home
South	Residential-1	ASC-1 + AS-1	Vacant
East	Residential-1	AS-1	Single Family / Mobile Home
West	Residential-2	PD	Single Family / Mobile Home

Staff Analysis of Goals, Objectives and Policies:

The 1.22 ± acre subject site is located east of Gunn Highway, north of Peterson Road and south of Copeland Road. The site is located within the Rural Area and is located within the Keystone Odessa Community Plan. The applicant is requesting to rezone the subject property from Agricultural Single Family Conventional (ASC-1) and Agricultural Single Family (AS-1) to AS-1 to allow for the development of a single mobile home.

According to Objective 4 of the Future Land Use Element of the Comprehensive Plan (FLUE) 20% of the growth in the region will occur in the Rural Area. Per Policy 4.1, densities in the rural areas shall be no higher than 1 du/5 ga unless identified on the Future Land Use as a suburban enclave, planned village, PEC ½ or rural community with higher densities. Per Policy 4.2, rural communities with higher densities such as suburban enclaves or the Planned Village areas of Residential Planned-2 (RP-2) and Wimauma Village Residential-2 (WVR-2). The current Future Land Use category is Residential-1 which would designate the site as a suburban enclave at a 1 du/ga density on the Future Land Use Map and would be consistent with the intent of the Rural Area policies. Additionally, the applicant will be utilizing private wells and septic tanks and therefore is consistent with Objective 4.3 and its policies which limit public potable water and wastewater lines from being extended into the Rural Area.

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 has a Future Land Use designation of Residential-1 (RES-1), which allows for consideration of up to 1.0 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-1 Future Land Use is intended to designate areas that are suitable for 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. As the language states above, residential is allowed, therefore; it meets the intent of FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all developments meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Transportation had no objections to the proposed rezoning; therefore, it is consistent with FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows several residential units. The proposed rezoning would reflect a development pattern that is consistent with the character pattern of the surrounding area. The subject currently has vacant land use. Additional residential uses exist directly north, west and east of the subject site. Vacant properties are located south of the subject site. The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to allow the development of a duplex would be consistent with policy direction.

The site is within the limits of the Keystone-Odesa Community Plan. Under the Rural Residential Community Character strategy, the community desires to retain its rural residential character as an area of lakes, agricultural activities, and homes built on varied lot sizes and in a scattered development pattern. The proposed rezoning from ASC-1 to AS-1 to allow for the development of a single mobile home will complement the area and meets the intent of the Keystone-Odesa Community Plan.

Overall, staff find that the proposed use is an allowable use in the RES-1 and is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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.

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

FUTURE LAND USE ELEMENT

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.*

Policy 4.1: Rural Area Densities: *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

Policy 4.2: *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

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.*

LIVABLE COMMUNITIES ELEMENT: KEYSTONE-ODESSA COMMUNITY PLAN

Rural Residential Community Character

The Keystone-Odessa community desires to retain its rural residential character as an area of lakes, agricultural activities, and homes built on varied lot sizes and in a scattered development pattern. Rural is based on the County's Future Land Use Element, Urban Service Area boundary objectives and policies.

Rural design guidelines were developed to implement the Keystone-Odessa Community Plan in order to retain the rural residential character of the Keystone-Odessa community planning area. These guidelines have been incorporated into the County's land development code. The adopted provisions do not apply to previously approved planned developments, previously approved subdivision, or any project with unexpired preliminary site development approval prior to the August 1, 2002 adoption date. The community recognizes the development pattern of those projects, but not to continue a similar development pattern other than the adopted Keystone-Odessa Rural Development Standards in the County's Land Development Codes which include standards that:

- *achieve "compatibility" between new and existing uses;*
- *protect the area from suburban and urban sprawl*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 24-1204

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

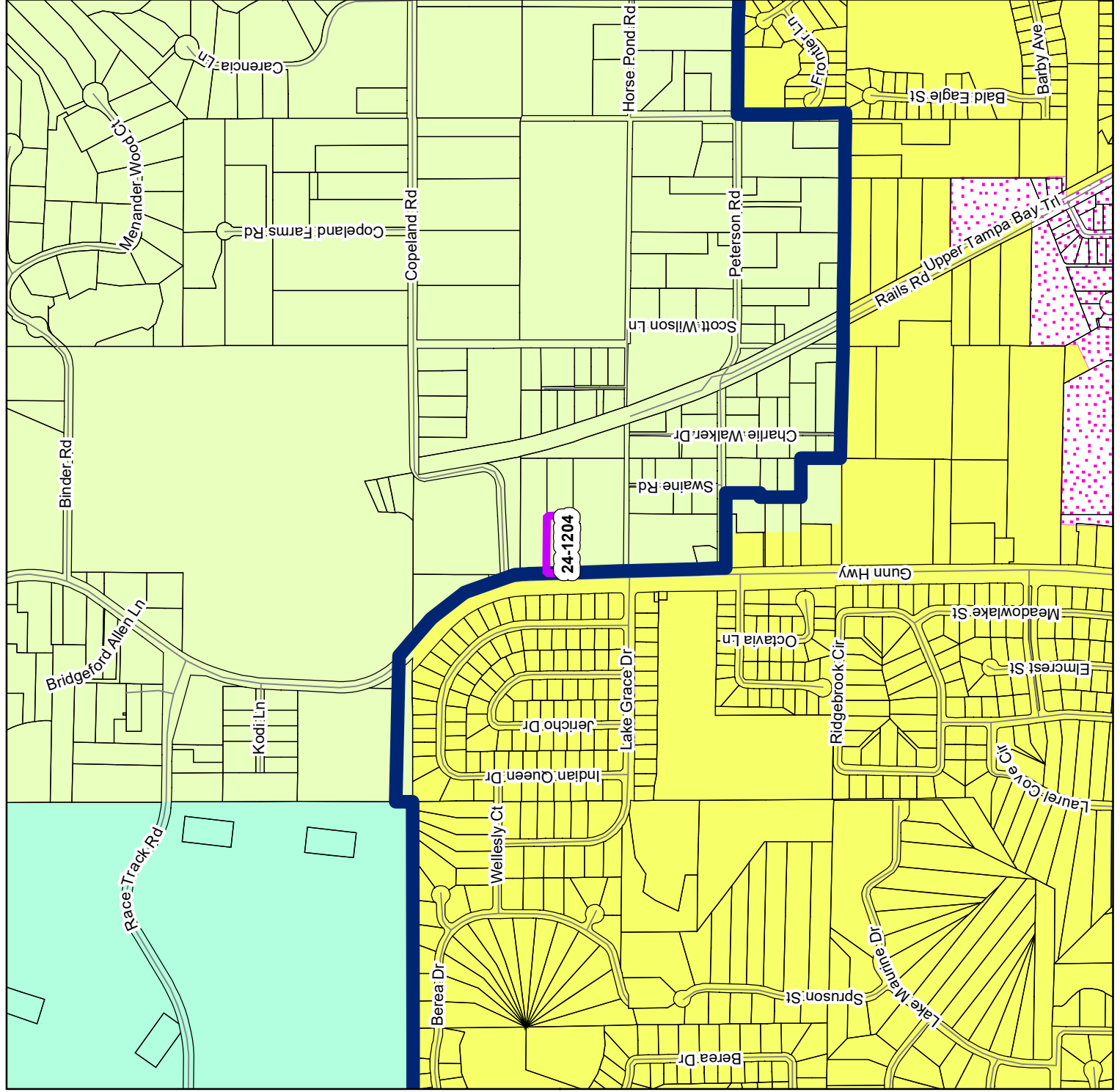
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- 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 PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only and does not constitute an offer for approval without specific approval of the Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational 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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