

Rezoning Application: PD 23-0774
Zoning Hearing Master Date: March 25, 2024
BOCC Comprehensive Plan Amendment Meeting Date: May 9, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Orange Blossom at Stonelake LLC
FLU Category: A/R
Service Area: Rural
Site Acreage: 37.11 AC
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 27 single family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

There is a companion Comprehensive Plan Amendment (CPA 23-17) to change the Future Land Use designation from A/R 1/5 to RES-1. RES-1 allows a maximum of 1 dwelling unit per acre for a total of 27 units.

Zoning:	Existing	Proposed
District(s)	AR	PD 23-0774
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	37.11 AC	37.11 AC
Density/Intensity	0.2 DU/AC	27 D.U./37.11 AC = 0.72 D.U./AC
Mathematical Maximum*	7.4 DU	A maximum of 37 units would be permissible under RES-1 (upon approval of HC/CP 23-17)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 23-0774
Lot Size / Lot Width	5 AC / 150'	1 AC / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

Additional Information:

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

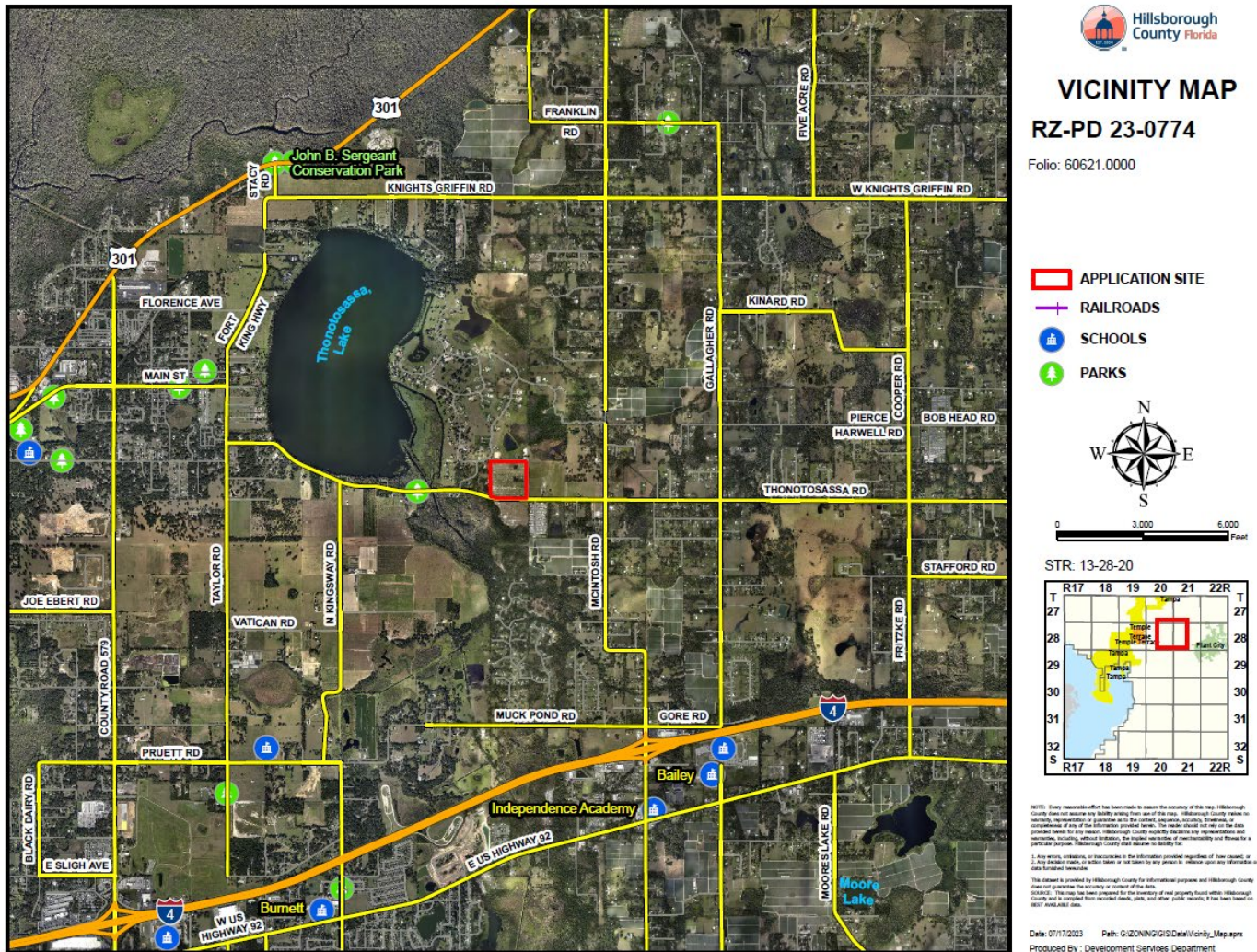
None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

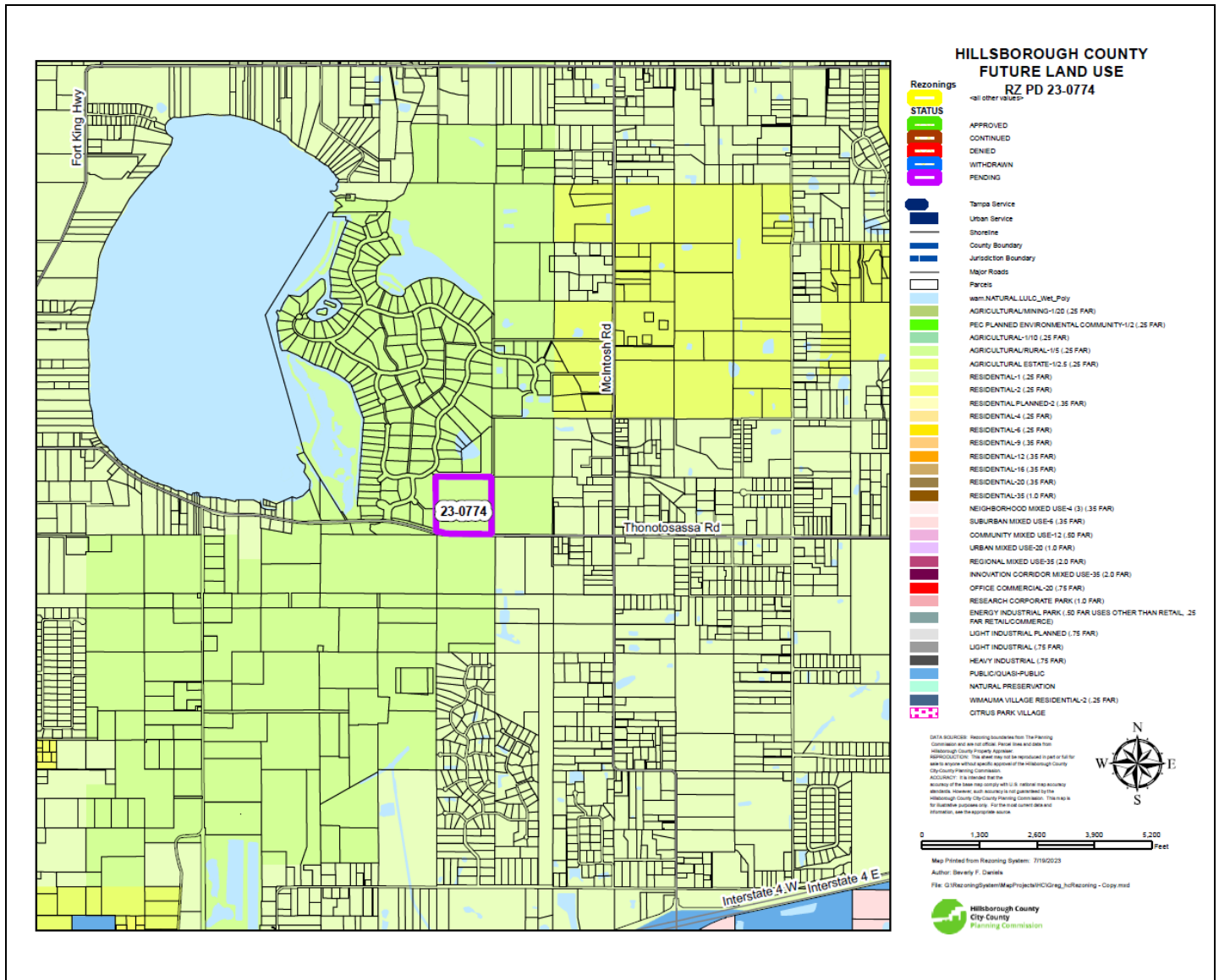


Context of Surrounding Area:

The parcel is located along Thonotosassa Rd., a 2 lane divided Major Road, with agriculturally zoned properties and a residential single family development. To the southeast is a mobile home park zoned PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

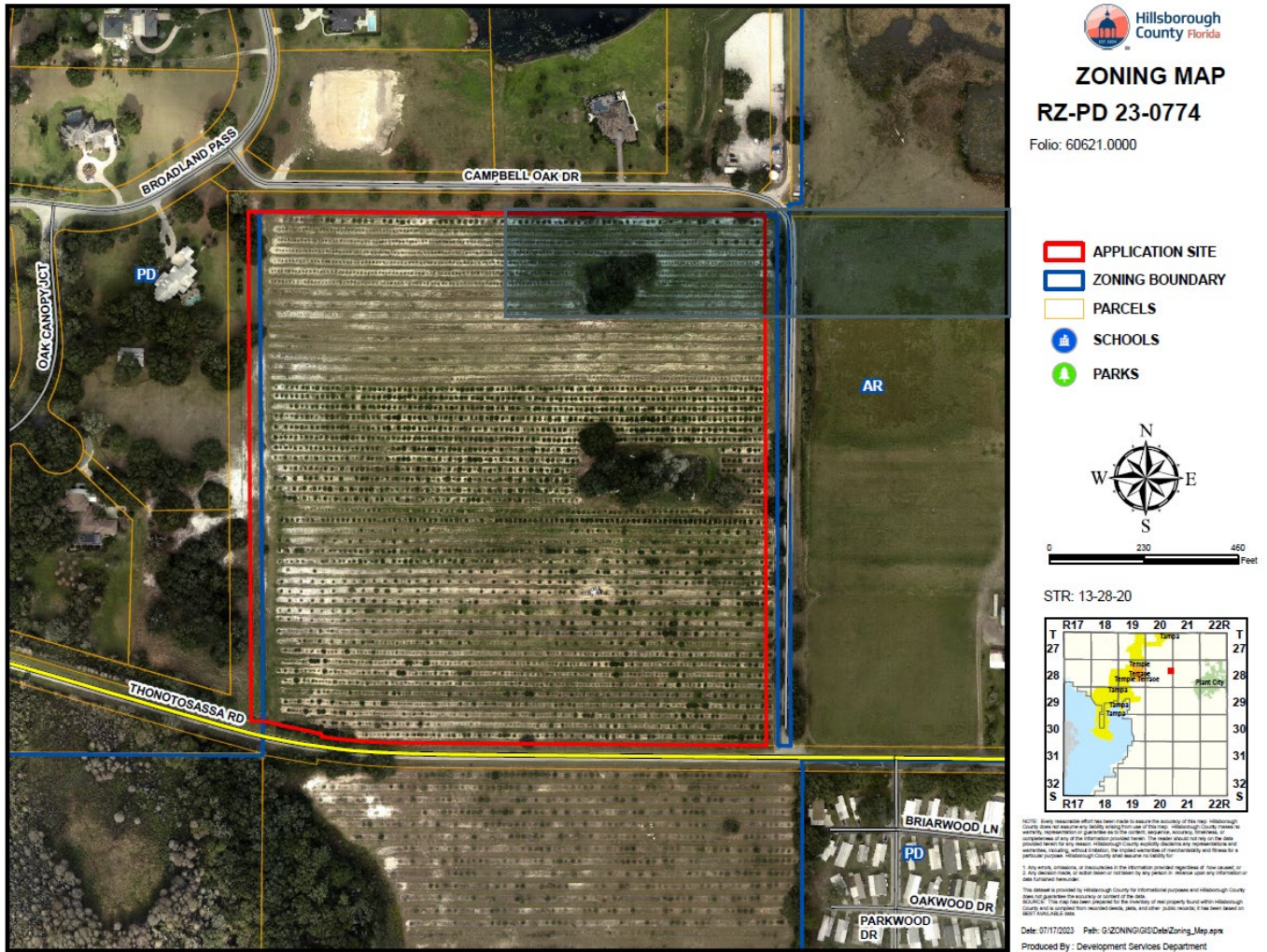
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural/Rural - 1/5 (AR-1/5) *Pending HC/CPA 23-17 to Residential-1
Maximum Density/F.A.R.:	A/R max. density: 0.2 DU/AC RES-1 max. density: 1 DU/AC
Typical Uses:	Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

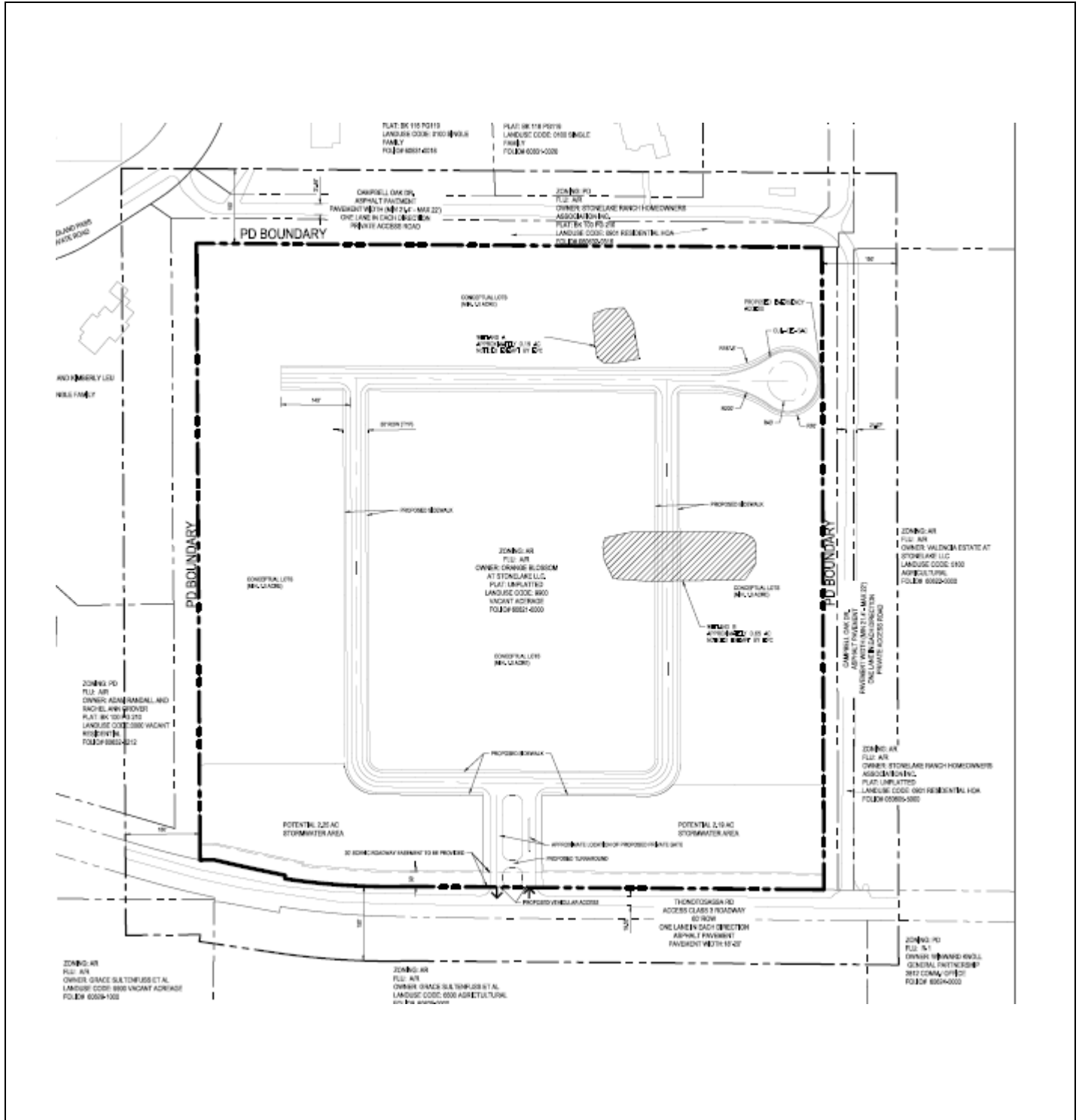


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 05-0647	0.23 DU/AC	Residential, single family	Residential, Single family
South	AR	0.2 DU/AC	Agricultural, residential	Agricultural
East	AR	0.2 DU/AC	Agricultural, Residential	Residential, Single family,
West	PD 05-0647	0.23 DU/AC	Residential, single family	Residential, single family

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)



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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
Thonotosassa Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	303	23	29
Difference (+/-)	+237	+17	+22

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Emergency Access	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Thonotosassa Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input 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 checked="" type="checkbox"/> No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 * 27 = \$352,026 Parks: \$2,145 * 27 = \$57,915 School: \$8,227 * 27 = \$222,129 Fire: \$335 * 27 = \$9,045 Total per House: \$23,745 * 27 = \$641,115				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 0.72 DU/AC density is under the 1 DU/AC Maximum density allowable in the RES-1 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions and subject to approval of CPA 23-17.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 5, 2024.


1. The project shall be permitted a maximum of 27 single family conventional units. Interim low scale passive agricultural uses shall be permitted.
2. The project shall be developed in accordance with the following development standards:

Minimum Lot Size: 1 Acre
Minimum Lot Width: 150-Feet
Minimum Front Setback: 25-Feet
Minimum Side Building Setbacks: 7.5-Feet
Rear Building: 25-Feet
Maximum Impervious Surface: 50%
Maximum building Height: 35- feet
No Maximum Building Coverage shall be applicable.

2.1 A 30-feet Wide Rural Scenic Corridor easement shall be provided along the Thonotosassa Rd. right of way, which shall be left in a natural state. Stormwater ponds cannot be located within the Rural Scenic Corridor. No Buffering or Screening shall be required to the west, east or northern PD boundaries. At the Developer choosing, the project may provide fencing or walls around the project boundary. The exact location and type of such, if proposed, shall be determined at time of construction plan approval.

3. The project shall be permitted one full access connection on Thonotosassa Rd. as shown on the PD site plan, which access may be gated.
4. A gated emergency access shall be stub out to the project boundary as shown on the PD site plan.
5. If PD 23-0774 is approved, the County Engineer will approve the Design Exception (dated February 9, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Thonotosassa Rd. substandard road improvements. As Thonotosassa Rd. is a substandard collector roadway, the developer will be required to widen the travel lanes to 10 feet from the project access connection to McIntosh Rd. consistent with the approved design exception.
6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
7. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

9. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
12. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
13. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady
Fri Mar 15 2024 08:18:01

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.

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/09/2024 (*Revised: 3/13/2024*)

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Thonotosassa

PETITION NO: PD 23-0774

-
-
- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Thonotosassa Rd. as shown on the PD site plan.
- A gated emergency access shall be stub out to the project boundary as shown on the PD site plan.
- If PD 23-0774 is approved, the County Engineer will approve the Design Exception (dated February 9, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Thonotosassa Rd. substandard road improvements. As Thonotosassa Rd. is a substandard collector roadway, the developer will be required to widen the travel lanes to 10 feet from the project access connection to McIntosh Rd. consistent with the approved design exception.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone +/- 37.1-acre parcel from Agricultural/Rural (A/R) to Planned Development for a 27-unit single family detached subdivision. The site is located on the north side of Thonotosassa Rd. The Future Land Use designation is Agricultural/Rural (A/R).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). 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.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
A/R: 7 Single Family Detached Units (ITE Code 210)	66	5	7

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 27 Single Family Detached Units (ITE Code 210)	303	23	29

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)237	(+)17	(+)22

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by 237 average daily trips, 17 a.m. peak hour trips, and 22 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Thonotosassa Rd. is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-9 to 10-foot wide travel lanes in good condition, lying within a variable width right-of-way (generally between +/- 60 and 75 feet in width). There are no sidewalks or paved shoulders.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to widen the travel lanes to 10 feet from the project access connection to McIntosh Rd. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Thonotosassa Rd. As shown on the PD site plan an emergency access stubout is provided to the east consistent with the subdivision emergency access requirements of Section 6.02.01.H.1. of the County Land Development Code (LDC).

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

REQUESTED DESIGN EXCEPTION: THONOTOSASSA RD.

As Thonotosassa Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 9, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to widen Thonotosassa Rd. to 10-foot lanes (20 feet of pavement total) from the project access connection to McIntosh Rd.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Old Gibsonton Rd. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
THONOTOSASSA RD	TAYLOR RD	MCINTOSH RD	C	B

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	303	23	29
Difference (+/-)	+237	+17	+22

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Emergency Access	None	Meets LDC
West		None	None	Meets LDC
Notes:				

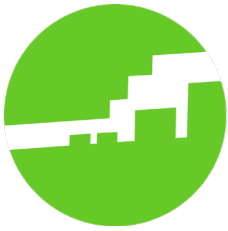
Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Thonotosassa Rd./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024 Report Prepared: March 13, 2024	Petition: PD 23-0774 4307 West Humphrey Street North of Thonotosassa Road and South of Campbell Oak Drive
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Agricultural/Rural-1/5 (AR-1/5) (1 du/5 ga, 0.25 FAR)* *Pending HC/CPA 23-17 to Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	Thonotosassa
Requested Zoning	Agricultural Rural (AR) to Planned Development (PD) to allow for 27 single family units
Parcel Size	37.11 ± acres
Street Functional Classification	Thonotosassa Road - County Collector Campbell Oak Drive - Local
Locational Criteria	Not Applicable
Evacuation Zone	None



Context

- The 37.11 ± acre subject site is located north of Thonotosassa Road and south of Campbell Oak Drive.
- The subject site is in the Urban Service Area (USA) and is within the limits of the Thonotosassa Community Plan.
- The subject site is in the Agricultural/Rural-1/5 (AR-1/5) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Residential-1 (RES-1). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 23-17.
- Residential-1 (RES-1) Future Land Use category can be considered for a maximum density of 1 dwelling unit per gross acre and a maximum intensity of 0.25 FAR. The RES-1 category designates areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include 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.
- AR-1/5 Future Land Use category surrounds the site on all sides. Further east and south is the Residential-1 (RES-1) Future Land Use category. Further northeast is the Agricultural Estate-1/2.5 (AE-1/2.5).
- The site currently contains agricultural uses. To the south and east is agricultural land. Single family residential and vacant land is interspersed to the north, east, and west of the subject site. To the southeast is a mobile home park.
- The property currently has Agricultural Rural (AR) zoning. To the south and east is AR zoning. To the north, west, and southeast is Planned Development (PD) zoning.
- The applicant is requesting to rezone to a Planned Development (PD) to allow for 27 single family units.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

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.*

Implementation of the Growth Management Strategy and Future Land Use Element**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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

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.*

Policy 13.6: *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

Community Development and Land Uses

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 16.2: *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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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)

1.4 Rural Pattern Characteristics

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (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 or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows

Rural Development Pattern

- Predominance of agricultural use and agriculture related industry
- Predominance of undeveloped natural areas
- Very dispersed general pattern
- Widely scattered small-scale convenience-oriented retail
- Little employment available outside of agriculture/mining
- Large scale land-intensive public uses tend to locate in rural settings
- Residential uses are often on lots five (5) acres or larger

4.0 Community Level Design

4.1 Rural Residential Character

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Policy 7-1.1: Preserve natural areas in rural residential lot development.

Policy 7-1.2: Vary lot size in order to encourage diversity of housing product types and respect natural resources.

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.

One Water Section

Objective 4.3: Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.

Policy 4.3.1: Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:

- a. Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;
- b. Serve a project that has established vested rights for the use of these facilities;
- c. Address a public health hazard documented by the Health Department or other regulatory agency;
- d. Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;
- e. Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:

(1) New Development:

- a) Be the subject of an approved Planned Development Zoning;
- b) Contain building lots of not less than one-half (1/2) acre each;
- c) Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);
- d) Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and
- e) Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).

(2) Existing Development:

- a) Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).

(3) Provisions 4.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone- Odessa Community Plan.

(4) Utilization of this provision could result in clustered development, achieving a greater amount of common open space in a project than projects using wells/septic systems. Such open space shall be identified on the zoning site plan as permanent conservation either through platting or other mechanism approved by Hillsborough County.

Policy 4.3.2: *Connections to existing water/wastewater systems in the Rural Area may be considered on a very limited basis, so long as such connections do not foster a development pattern that is in conflict with other Plan policies. The intent of this policy is to allow some utilization of existing infrastructure for those properties located along existing lines, not to allow extensions to those systems. Details of implementation shall be outlined in the LDC. Connections to the Limited Access Transmission Main are prohibited.*

LIVABLE COMMUNITIES ELEMENT: Thonotosassa Community Plan

Goals

3. Rural Character, Open Space and Agriculture – Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.

4. Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.

Comprehensive Plan Strategies

- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*
- *Protect the area's rural character.*
- *Support agricultural uses throughout the community.*
- *Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.*

Environmental and 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.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/ or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within*

the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Policy 3.8.5: *Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

Staff Analysis of Goals, Objectives, and Policies:

The 37.11 ± acre subject site is located north of Thonotosassa Road and south of Campbell Oak Drive. The subject site is in the Rural Area and within the limits of the Thonotosassa Community Plan. The applicant is requesting a Planned Development for 27 single family units with 1 acre lots. The applicant is requesting interim agricultural uses be allowed on site per the Conditions of Approval submitted on March 4, 2024. There is a companion plan amendment request with this rezoning, HC/CPA 23-17, requesting a change from Agricultural Rural-1/5 (AR 1/5) to Residential-1 (RES-1). This Planned Development is considered concurrent and dependent on the approval of HC/CPA 23-17 by the Board of County Commissioners. The analysis provided throughout this staff report is based on the pending RES-1 Future Land Use.

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 and Wimauma Village Residential-2. The plan amendment change to Residential-1 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.

Based on the site plan submitted March 5, 2024, there are two wetlands present on the property, one at 0.65 acres and one at 0.19 acres. The total combined wetland areas are under the 25% threshold outlined in FLUE Policy 13.3. Based on this policy direction, the

entire site acreage will be used to calculate density. A maximum of 37 units can be built on site and the applicant is requesting 27 units.

Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of single family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and agricultural uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are low density single family large lot residential dwellings and agricultural uses. Policy 16.10 states that “any density increase shall be compatible with existing, proposed or planned surrounding development.” In this case, the scale of development allowed by the RES-1 category in the Rural Area, specifically along Kingsway Road just south of the Thonotosassa Lake, has a suburban scale character with large lot sizes. The proposed 1 acre minimum lot sizes for residential would be compatible with the surrounding area. The March 5, 2024, site plan notes that buffering and screening will be provided as required per the Land Development Code. The submitted conditions of approval also state that the applicant may provide fencing or walls around the project boundary. The request is consistent with Objective 16 and its policies.

RES-1 is intended for areas with rural residential uses, compatible with short-term Agricultural uses. To the south is a mobile home park, vacant, agricultural and single family residential. To the north and west is vacant and single family residential. To the east is agricultural land. The proposed rural residential and interim agricultural uses meet the intent of the Residential-1 category and are therefore consistent with FLUE Objective 8 and its associated policies.

The EPC Wetlands Division has reviewed the proposed site plan. The EPC has provided comments on January 11th, 2024, stating in the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. The EPC has issued a Noticed Exemption Verification, determining that both wetland areas are exempt from the application of Chapter 1-11 (Noticed Exemption Review 78307). Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. The applicant is proposing gated access to the development from Thonotosassa Road and is only proposing internal sidewalks. A cul-de-sac emergency access point is proposed on the east side of the property. All internal roads are proposed to be private. The applicant is not proposing connectivity to the north or west. West of the site abuts the rear yards of residential sites. Surrounding the site on the north, west and east is HOA land owned by the Stonelake Ranch HOA. The parcel to the east (Folio 060620.0100) appears to be partially used for a private roadway. The site plan dated March 5, 2024, shows a 30 foot scenic roadway easement to be provided along Thonotosassa Road. Additionally, the applicant has submitted a design exemption for Thonotosassa Road. No extension of public potable water and wastewater lines is being requested. At the time of drafting this report, Planning

Commission staff had not received transportation comments, therefore staff's finding did not take transportation comments into consideration for the analysis of the request.

The Community Design Component (CDC) of the FLUE provides policy direction regarding residential development in the rural area. Goal 7, Objective 7-1 and its accompanying policies seek to preserve rural residential areas as a viable alternative to urban and suburban areas. Goal 12 and Objective 12-1 of the CDC directs new development to relate to the predominant character of its surroundings and be designed to be compatible with the area. As the surrounding land use pattern is primarily agricultural and low density rural residential in character, the proposed rezoning would meet the intent of preserving rural residential lifestyles.

The site is located within the limits of the Thonotosassa Community Plan. The proposal meets the plan strategy which requires minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories. The interim agricultural use for the site meets the plan's intent to support agricultural uses in the community. The rezoning also meets the intent of Goal 3 by providing a low density rural residential use and meets the intent of the Thonotosassa Community Plan.

Overall, staff finds that the proposed use and density would be compatible with development in the Rural Area. The Planned Development would allow for residential 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, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department of Hillsborough County and the approval of Unincorporated Hillsborough County Map Amendment HC/CPA 23-17.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 23-0774

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

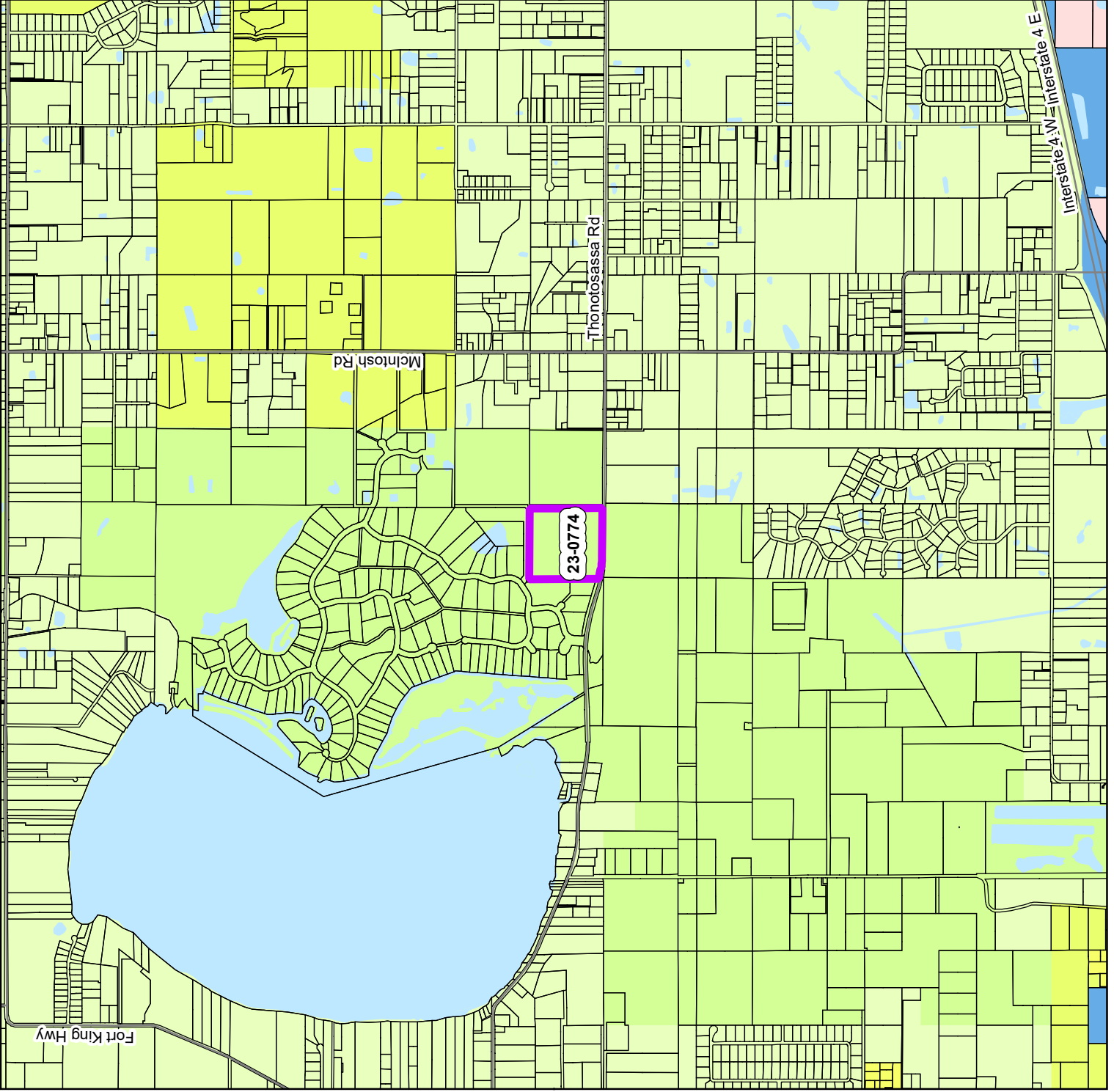
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- wam NATURAL LULC_Wet_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 PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-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. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the user of this map verify the accuracy of the information shown on this map with the official records of Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate source.



Map Printed from Rezoning System: 7/19/2023
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