

Rezoning Application: PD 24-1135
Zoning Hearing Master Date: February 18, 2025
BOCC CPA Meeting Date: April 10, 2025

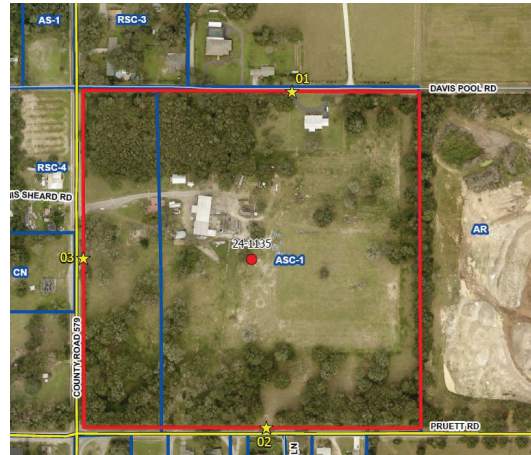


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Provident Partners Real Estate LLC
FLU Category: RES-2 (Existing)
LI-P (Proposed)
Service Area: Rural
Site Acreage: 37.74 AC
Community Plan Area: Thonotosassa
Overlay: None



Introduction Summary:

The existing zonings are RSC-4 MH (Residential, Single-Family Conventional, Mobile Home Overlay) which permits single family residential conventional and mobile homes and ASC-1 (Agricultural, Single Family Conventional) which permits single family residential and agricultural uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow limited light industrial uses including warehouse, wholesale distribution, accessory open storage, and manufacturing/processing and assembly; 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 24-26) to change the Future Land Use designation from RES-2 to LI-P. LI-P allows a maximum 0.75 FAR.

Zoning:	Existing		Proposed
District(s)	RSC-4 MH	ASC-1	PD 24-1135
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential/Agricultural	light industrial uses (warehouse, wholesale distribution, accessory open storage, and manufacturing/processing and assembly)
Acreage	8.55 AC approx.	29.19 AC approx.	37.74 AC
Density/Intensity	4 DU/AC FAR is not applicable	1 DU/AC FAR is not applicable	0.32 FAR
Mathematical Maximum*	34 DU	29 DU	532,000 sf

*number represents a pre-development approximation

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Case Reviewer: Tania C. Chapela

Development Standards:	Existing		Proposed
District(s)	RSC-4 MH	ASC-1	PD 24-1135
Lot Size / Lot Width	10,000 sf / 75'	43,560 sf / 150'	n/a
Setbacks/Buffering and Screening	25 feet front 7.5 feet side 25 feet rear	50' Front 50' Rear 15' Sides	<ul style="list-style-type: none">• North, along Davis Pool Rd: 50 feet wide buffer, type "C" screening. 125' building setback.• East, adjacent to yard waste composting facility: 15' buffer, Type B screening. 95' building setback.• South, along Pruett Rd.: 30' buffer, type "C" screening. 90' building setback.• West, along County Rd-579 Mango Rd.: 8' buffer, Type "B" screening with fence. 94' front building setback.
Height	35 feet	50 feet	54 feet

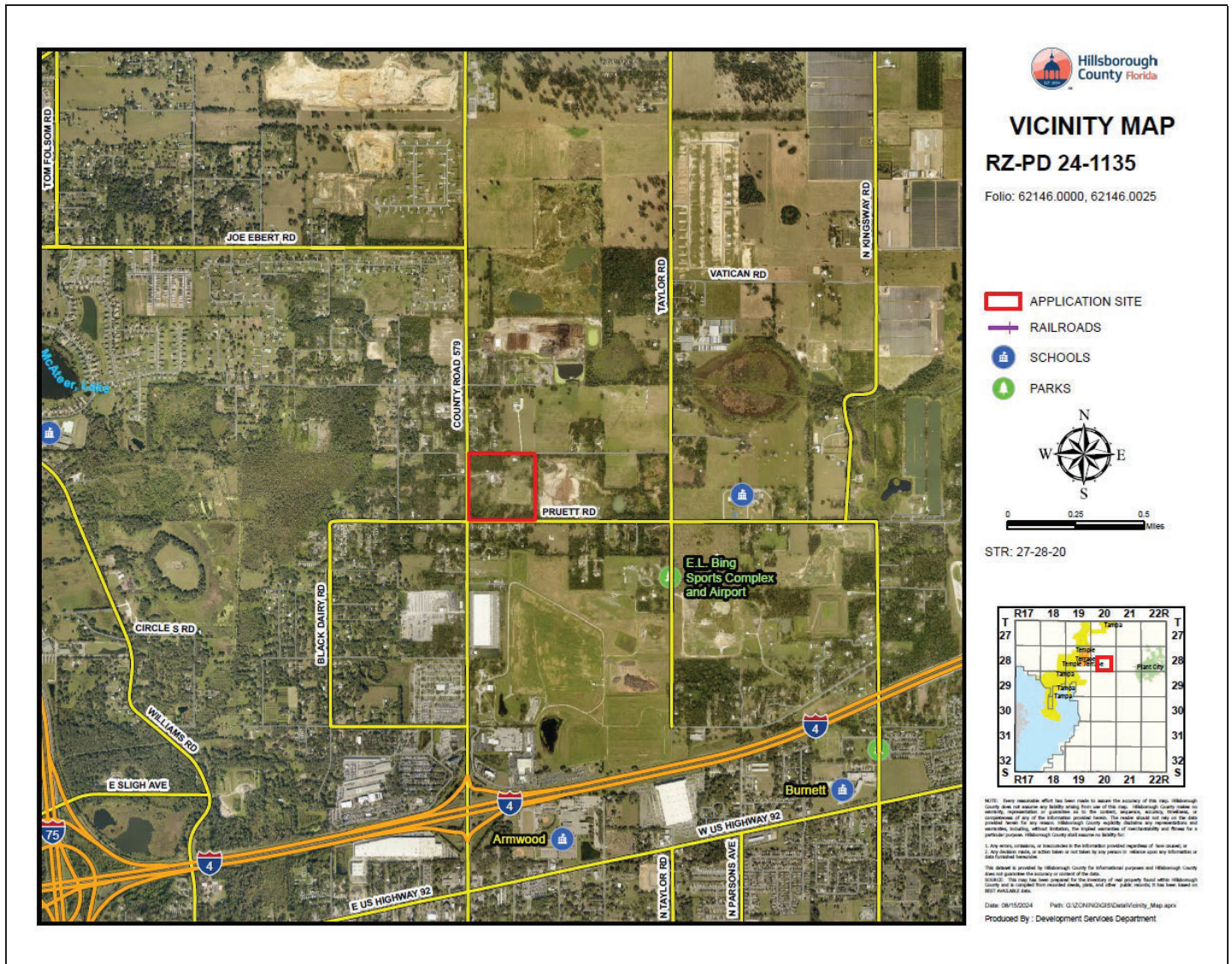
Additional Information:

PD Variation(s)	LDC Sec. 6.06.06.C.7 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

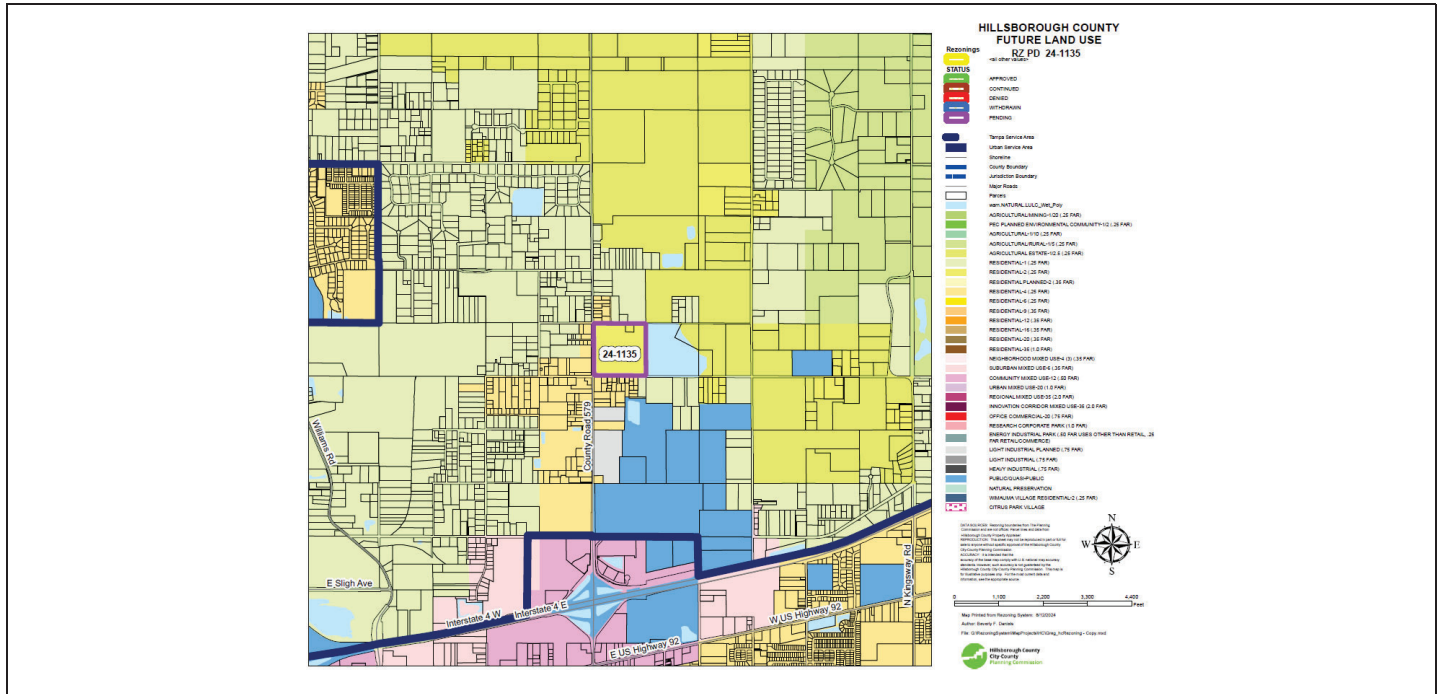


Context of Surrounding Area:

The parcel is located along County Road 579, a 2 Lane arterial roadway. and Pruett Rd., a 2 lane road, and Davis Pool, a road with single family residentially zoned properties. To the east is a yard waste composting facility. The area surrounding the property to the north, east and south contains single family residential and agricultural uses. Across County Road 579 to the west, is property zoned CN with agricultural uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

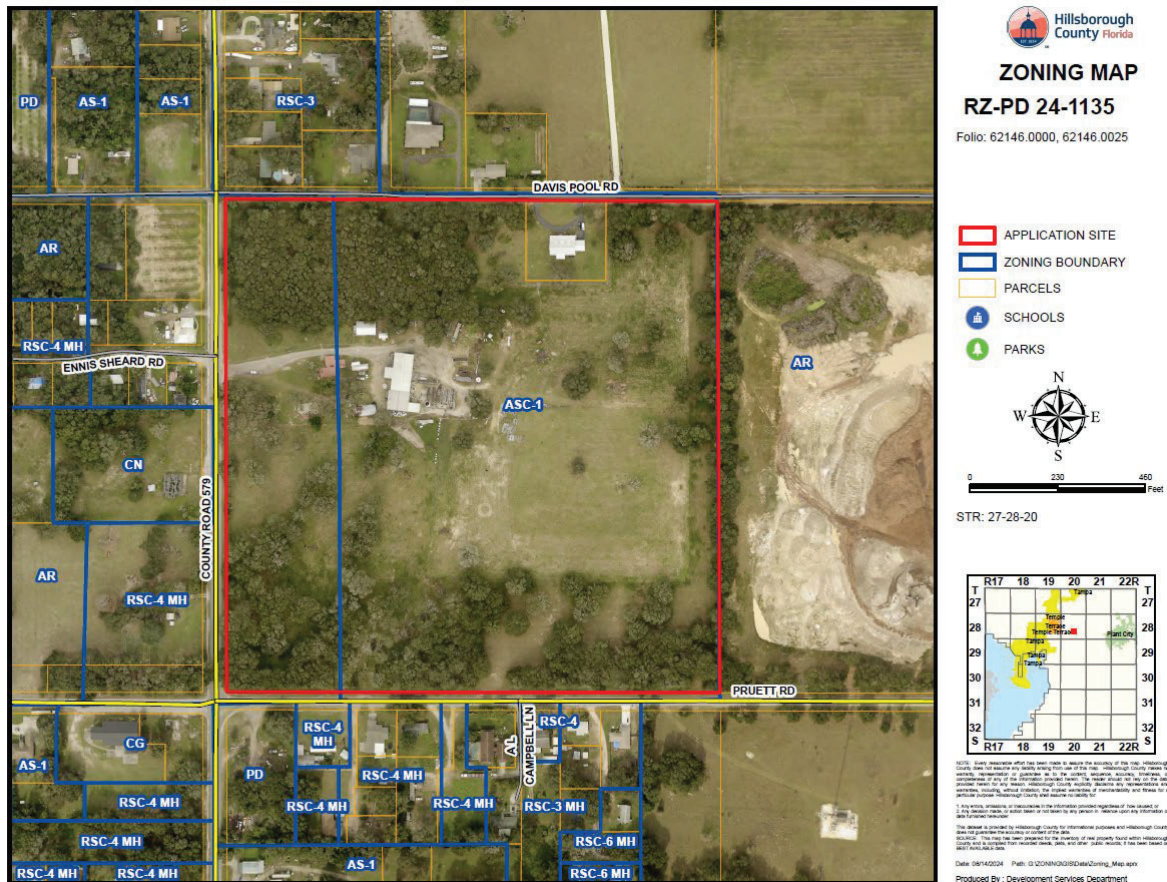
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-2 (Residential-2) *Pending HC/CPA 24-26 to LI - P(Light Industrial - Planned).
Maximum Density/F.A.R.:	RES-2 (Residential-2) allows for Neighborhood commercial, office or multi-purpose projects up to 110,000 sq. ft. or 0.25 FAR. LI-P (Light Industrial): Max. FAR: 0.75.
Typical Uses:	RES-2 (Residential-2) Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. LI-P (Light Industrial-Planned): Agricultural, light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and retail uses.

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	RSC-3 AR	3 DU/AC 0.2 DU/AC	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
South	PD 02-1308 RSC-4 MH, RSC-3 MH RSC-4 AR	PD: 0.09 FAR RSC-4: 4 DU/AC RSC-3: 3 DU/AC AR: 0.2 DU/AC	PD: Business Professional Office, RSC-4 & 3: Single Family Residential AR: Agricultural, Mobile Homes	PD: undeveloped RSC-4, RSC-3 and AR: single family residential, mobile homes,
East	AR	0.2 DU/AC	Agricultural, residential	yard waste composting facility.
West	RSC-4 MH CN	RSC-4: 4 DU/AC CN: 0.20	0.2 FAR RSC-4: Single Family Residential CN: Commercial	Agricultural and single-family residential

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
Mango Rd. (CR 579)	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Pruett 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 checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Davis Pool Dr.	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

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	687	51	66
Proposed	2,239	181	181
Difference (+/-)	+1,552	+130	+115

*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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Mango Rd./Substandard Roadway	Design Exception Requested	Approvable
Pruett Rd./Substandard Roadway	Design Exception Requested	Approvable
Mango Rd./Minimum Spacing	Administrative Variance Requested	Approvable
Pruett Rd./Minimum Spacing	Administrative Variance 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 type="checkbox"/> Yes <input checked="" 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 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:	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"/> <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>	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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Impact/Mobility Fees <table border="0"> <tr> <td>Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34</td> <td>Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34</td> <td>Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57</td> </tr> </table>					Warehouse (Per 1,000 s.f.) Mobility: \$1,992 Fire: \$34	Manufacturing (Per 1,000 s.f.) Mobility: \$4,704 Fire: \$34	Light Industrial (Per 1,000 s.f.) Mobility: \$5,982 Fire: \$57
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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 with the adjacent Yard Waist Composting Facility. Furthermore, the proposed 0.5 FAR is under the 0.75 Maximum FAR allowable in the LI Comprehensive Plan category.

The required buffer and screening from accessory open storage uses to residential area will be provided along the north, west and south boundaries. The proposed setbacks, buffering and screening exceed the requirements reducing the impact of the building height and bulk as shown on Sec. 7.0 Additional information and/or graphics. The proposed building height meets the 2:1 height restriction along the north and east while an additional 20 feet wide buffer is proposed to the north.

Given the above and subject to approval of CPA 24-26, 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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 10, 2025.

Prior to certification, the applicant should amend the site plan to show the following:

1. Screening provided along west.
2. A label to the site areas to be used for accessory open storage.

1. The project shall allow limited light industrial uses including warehouse, wholesale distribution, accessory open storage, and manufacturing/processing and assembly uses.
2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as following:

Gross Floor Area:	532,000 square feet
Floor Area Ratio:	0.32 FAR
Maximum Building Coverage:	50%
Maximum Impervious Coverage:	69.35%
Minimum Building Setback (North):	125 feet
Minimum Building Setback (East):	95 feet
Minimum Building Setback (South):	90 feet
Minimum Building Setback (West):	94 feet
Maximum Building Height:	54 feet

3. The following buffering and screening standards shall apply:
 - a. A fifty foot (50') wide buffer with type "C" screening shall be provided along the development's northern boundary.
 - b. A fifteen foot (15') wide buffer with type "B" screening shall be provided along the development's eastern boundary.
 - d. A thirty foot (30') wide buffer with type "C" screening shall be provided along the development's southern boundary (exclusive of access point area).
 - c. An eight foot (8') wide buffer shall be provided along the development's western boundary (exclusive of access point area). A type "B" screening with a fence shall also be provided.
4. The site shall be permitted the following access connections:
 - a. Driveway A: Mango Rd - Full Access
 - b. Driveway B: Pruett Rd. (west) - Full Access
 - c. Driveway C: Pruett Rd. (east) – Right Out
5. Notwithstanding anything herein these PD conditions or on the PD site plan to the contrary, cumulative site development shall not exceed 181 AM or PM peak hour trips. Concurrent with each increment of development

and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicate the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.

6. If PD 24-1135 is approved, the County Engineer will approve the Design Exception (dated November 19, 2024, revised February 10, 2025, and found approvable on February 10, 2025), for Pruett Rd. substandard road improvements. As Pruett Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Pruett Rd. consistent with the Design Exception including:
 - a. widening the travel lanes to 12-feet; and
 - b. provide 11-foot auxiliary lanes; and
 - c. provide F-type curb on the north side of Pruett Rd.
 - d. construction of a 10- foot multi-use path along the Pruett Rd frontage. The clear zone/sod area may vary between the back of curb and the multi-use path between 3 feet (in areas where the right turn lane is proposed) and 5 feet (where there is no right turn lane proposed).; and
 - e. dedicate right of way up to +/-14 feet.
7. If PD 24-1135 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on Mango Rd. The developer shall construct improvements to Mango Rd. consistent with the Design Exception (dated November 19, 2024, revised February 10, 2025) and found approvable by the County Engineer (February 10, 2025). The roadway improvements to Mango Rd. shall include:
 - a. widening the travel lanes to 12-feet; and
 - b. provide 11-foot auxiliary lanes; and
 - c. provide F-type curb on the east side of Mango Rd.
 - d. construction of a 10- foot multi-use path along the Mango Rd frontage. The clear zone/sod area may vary between the back of curb and the multi-use path between 3 feet (in areas where the right turn lane is proposed) and 5 feet (where there is no right turn lane proposed).; and
 - e. dedicate right of way between +/-13 (in areas where the right turn lane is proposed) and +/-22 feet (where there is no right turn lane proposed).
8. With the initial increment of development, the developer shall construct a 5-foot sidewalk along the project's Davis Pool Dr. frontage.
9. If PD 24-1135 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 19, 2024, revised February 10, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on February 10, 2025. Approval of this Administrative Variance will allow the proposed Mango Rd. access connection to be located within +/-170 and 270 feet of the next closet access connections.
10. If PD 24-1135 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 19, 2024, revised February 10, 2025) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.07 – access spacing - which was found approvable on February 10, 2025. Approval of this Administrative Variance will allow the proposed Pruett Rd. access connection(s) to be located within less than the minimum required 245 feet of multiple driveway connection on the southside of the roadway consistent with the approved Administrative Variance.

11. With the initial increment of development, the developer shall make the following site access improvements:
 - a. Driveway A: Mango Rd: construct southbound left turn lane and northbound right turn lane; and
 - b. Driveway B: Pruett Rd. (west): construct eastbound left turn lane and a westbound right turn lane.
12. As proffered by the developer and shown on the PD site plan, the developer shall dedicate 5 feet of right of way along the project's Davis Pool Rd. frontage.
13. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances and parking areas.
14. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
15. The developer shall construct a sidewalk along the roadway frontages consistent with Section 6.03.03 of the Land Development Code. Multi-use pathways shown on the site plan and required herein shall be permitted to satisfy this requirement.
16. 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.
17. All construction ingress and egress shall be limited to project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
19. 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*

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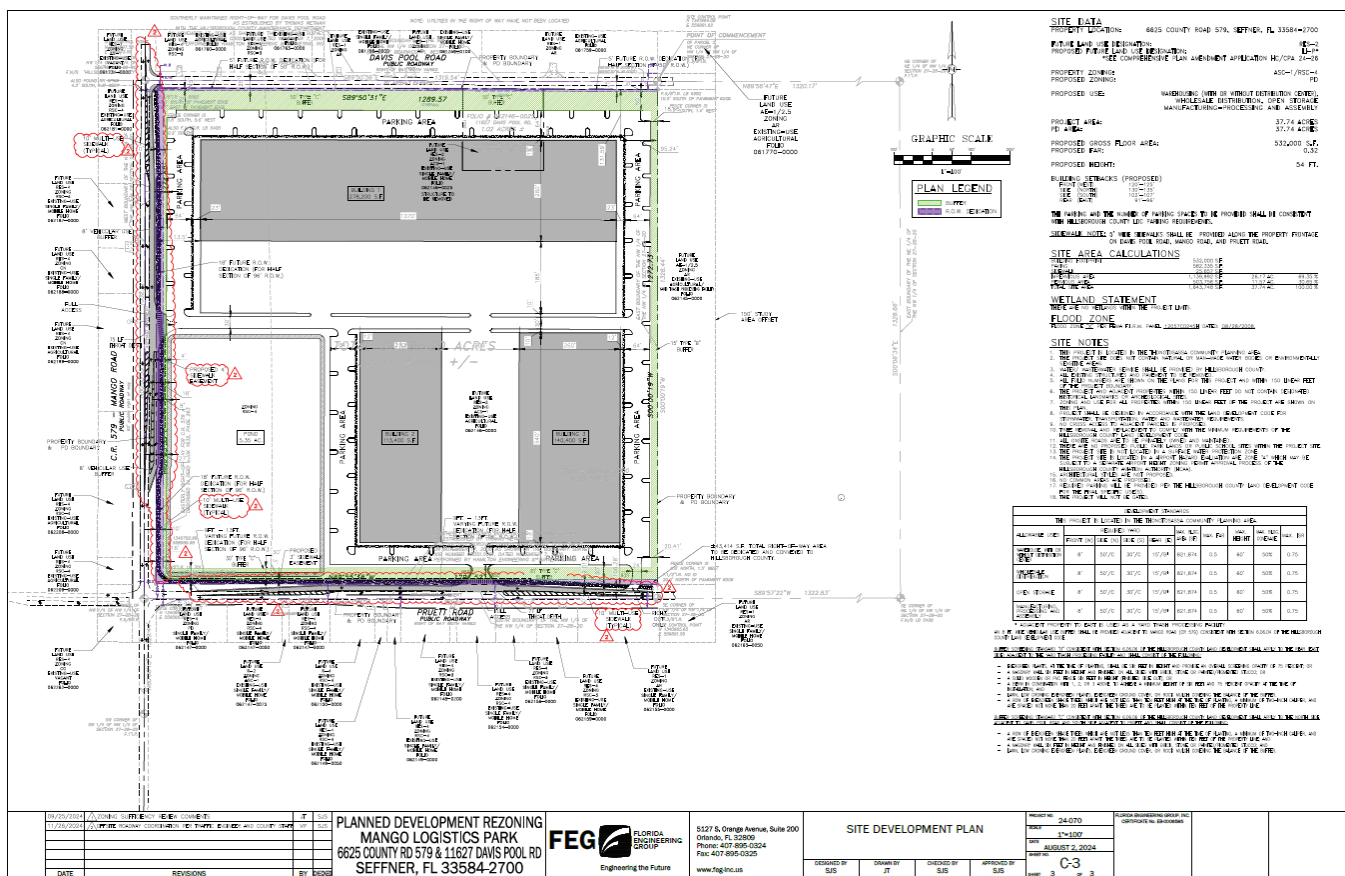
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

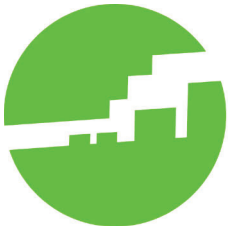
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**Buffer, Screening and Building Setbacks comparison chart.**

	Required	Proposed
<u>North</u> Along Davis Pool Rd. (Under 50 feet wide ROW)	building setback from 2:1 building height requirement: 30' buffer to residential + $[(34 \times 2) = 68'] = 98'$	125' building setback
	30' buffer, Type "C" screening	50' buffer, Type "C" screening
<u>East</u> To Yard Trash Facility	building setback from 2:1 building height requirement: 15' buffer to group 5 + $[(34 \times 2) = 68'] = 83'$	95' building setback
	15' buffer, Type "B" screening	15' buffer, Type "B" screening
<u>South</u> Along Pruett Rd.	30' front building setback	90' front building setback
	No buffer/screening is required to Pruett Rd. per LDC 6.06.06.C Screening required per LDC Section 6.06.06.C.7.b	30' buffer, Type "C" screening
<u>West</u> Along Mango Rd.	30' front building setback	94' front building setback
	No buffer/screening is required to Mango Rd. per LDC 6.06.06. Screening required per LDC Section 6.06.06.C.7.b	8' buffer, type "B" screening with a fence.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: February 18, 2025 Report Prepared: February 7, 2025	Case Number: PD 24-1135 Folio(s): 62146.0000 & 62146.0025 General Location: North of West Pruett Road, south of Davis Pool Road and east of County Road 579
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.24 FAR) *Pending HC/CPA 24-26 to Light Industrial-Planned (0du/ga; 0.75 FAR)
Service Area	Rural Area
Community Plan(s)	Thonotosassa
Rezoning Request	Rezoning from Agricultural Single Family Conventional (ASC-1) and Residential Single Family Conventional (RSC-4) to a Planned Development (PD) allow limited light industrial uses
Parcel Size	38.29 ± acres
Street Functional Classification	West Pruett Road – County Collector Davis Pool Road – Local County Road 579 – County Arterial
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-2	ASC-1 + RSC-4	Single Family Residential + Agriculture
North	Residential-9	CN + AS-1 + RMC-9 + RSC-9	Vacant Land + Single Family Residential + Heavy Industrial
South	Office Commercial-20	CI + CG + RSC-9	Vacant Land + Single Family Residential + Heavy Industrial + Light Industrial + Public/Quasi-Public/Institutions
East	Residential-9 + Residential-20	CG + PD	Agriculture + Public/Quasi-Public/Institutions
West	Residential-9	CG + ASC-1 + PD + RSC-9	Single Family Residential + Agriculture + Vacant Land

Staff Analysis of Goals, Objectives and Policies:

The 38.29± acres subject site is located north of West Pruett Road, south of Davis Pool Road and east of County Road 579. The site is in the Rural Area and within the limits of the Thonotosassa Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) and Residential Single Family Conventional (RSC-4) to a Planned Development (PD) to allow limited light industrial uses (warehousing, wholesale distribution, open storage, and manufacturing/processing and assembly).

The subject site is in the Residential-2 (RES-2) Future Land Use (FLU) Category. There is a pending Comprehensive Plan Map Amendment to change the Future Land Use to Light Industrial-Planned (LI-P). This request for a Planned Development is considered concurrent and dependent on the approval of HC/CPA 24-26. Residential-9 (RES-2) Future Land Use category can be considered for a maximum density of 2 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The analysis provided throughout this staff report is based on the pending LI-P Future Land Use.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The proposed PD compatible with this policy direction. The request meets the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to Policy 1.4, compatibility is defined as the characteristics of different uses, activities, or designs which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The LI-P Future Land Use category is located further south. The proposed request would allow for a development pattern that is compatible and comparable with the surrounding development pattern along County Road 579.

FLUE Objective 7, FLUE Objective 8, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses permitted within the land use designation. The LI-P Future Land Use category allows for the consideration of light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria. This designation can consider a maximum of 0.75 FAR, however, no residential is allowed except limited accessory residential (e.g. on-site security guard).

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, and 16.10 which require new development to be compatible with the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new development to recognize the existing community and be designed to relate and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is comprised of mixed uses. Agriculture, single-family uses, vacant land and public/quasi-public/institutions uses is in the immediate area. Light Industrial uses are further south along County Road 579.

Objective 18 and Policy 18.1 require community plans throughout the county to be consistent with the Comprehensive Plan. The subject site is located within the limits of the Thonotosassa Community Plan. Goal 1 of the Plan on Community Control seeks to empower the residents, property owners, and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life. Rezoning from ASC-1 and RSC-4 to a PD to allow limited light industrial uses (warehousing, wholesale distribution, open storage, and manufacturing/processing and assembly) meets this intent as these uses are considered in the LI-P Future Land Use category. The proposal is consistent with FLUE Objective 18, Policy 18.1, and the Livable Communities Element.

Overall, the Planning Commission staff finds the proposed Planned Development to be compatible with the surrounding area. The request will allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan subject to the conditions set by the Developmental Services Department*.

The proposed rezoning is running concurrently with HC/CPA 24-26, which proposes to amend the Future Land Use designation to Light Industrial- Planned (LI-P). Based upon the applicant requesting the rezoning run concurrently with the plan amendment, as such, Planning Commission staff is reviewing the requested rezoning under the proposed Future Land Use category. Because the Planning Commission public hearing for the requested plan amendment had not occurred prior to the rezoning report filing, a Planning Commission consistency recommendation to the BOCC for the plan amendment is not provided at this time. In accordance with the Land Development Code, if the plan amendment is not adopted then the rezoning would be automatically withdrawn.

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

FUTURE LAND USE ELEMENT

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.*

Land Use Categories

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

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

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

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping,

lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

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

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

Community Planning

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

Policy 18.1: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element; these more restrictive community-specific policies will apply in guiding the development of the community.*

Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element.

LIVABLE COMMUNITIES ELEMENT: THONOTOSASSA COMMUNITY PLAN

Goals

1. **Community Control** – Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa’s future growth and development, toward a community that adds value and enhances quality of life.
2. **Sense of Community** – Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place, and provides a place for community activities and events.
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.

Comprehensive Plan Strategies

- Protect the area’s rural character.
- Support agricultural uses throughout the community.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-1135

<all other values>

Rezoning

STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area
Urban Service Area
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 map be used in conjunction with the official map of Hillsborough County. The map is for informational purposes only. For the most current data and information, visit the appropriate local or state website.



Map Printed from Rezoning System: 8/12/2024

Author: Beverly F. Daniels

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