

Rezoning Application: PD 24-0921
Zoning Hearing Master Date: February 23, 2026
BOCC Land Use Meeting Date: April 7,, 2026

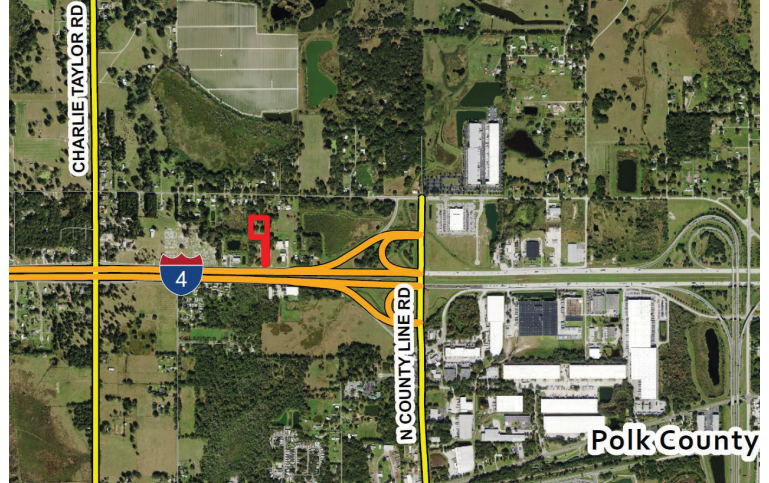


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: TRUE Builders, Inc.
FLU Category: Residential – 1 (Res- 1)
Service Area: Rural
Site Acreage: 2.45
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant is requesting to rezone 2.45 acres from ASC-1 to PD to allow for the development of up to 20,000 square feet (SF) of gross floor area (GFA) to be used as a contractor's office without outdoor storage.

Zoning:	Existing	Proposed
Districts	ASC-1	PD
Typical General Uses	Agricultural and Single-Family, Conventional	Contractor's Office without Open Storage
Acreage	2.45	2.45
Density/Intensity	1 DU per GA/FAR: NA	0.0 DG per GA/FAR: 0.19
Mathematical Maximum*	2 DU/NA	20,000 SF GFA

*number represents a pre-development approximation

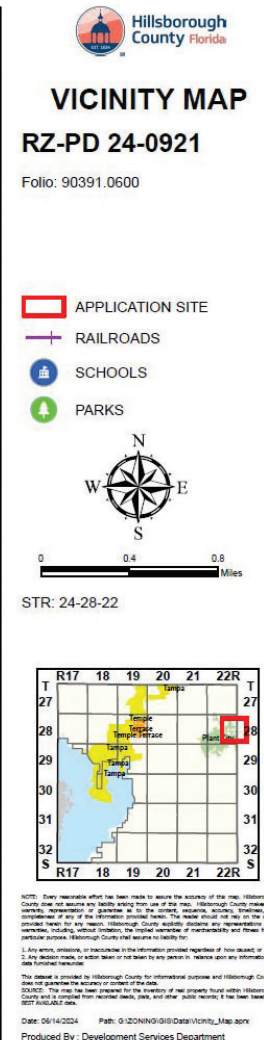
Development Standards	Existing	Proposed
Districts	ASC-1	PD
Lot Size / Lot Width	43,560 SF / 150'	NA
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Setbacks
		Buffers
		North: 20'/B Northwest: 20'/B South: 20'/B East: 6'/A (entry) 6'/A (east) and 10'/B with 6' fence (west)
Height	50'	35'

Additional Information

PD Variations	LDC Part 6.06.00 (Landscaping/Buffering)
Waivers to the Land Development Code	

Planning Commission Recommendation:
Inconsistent

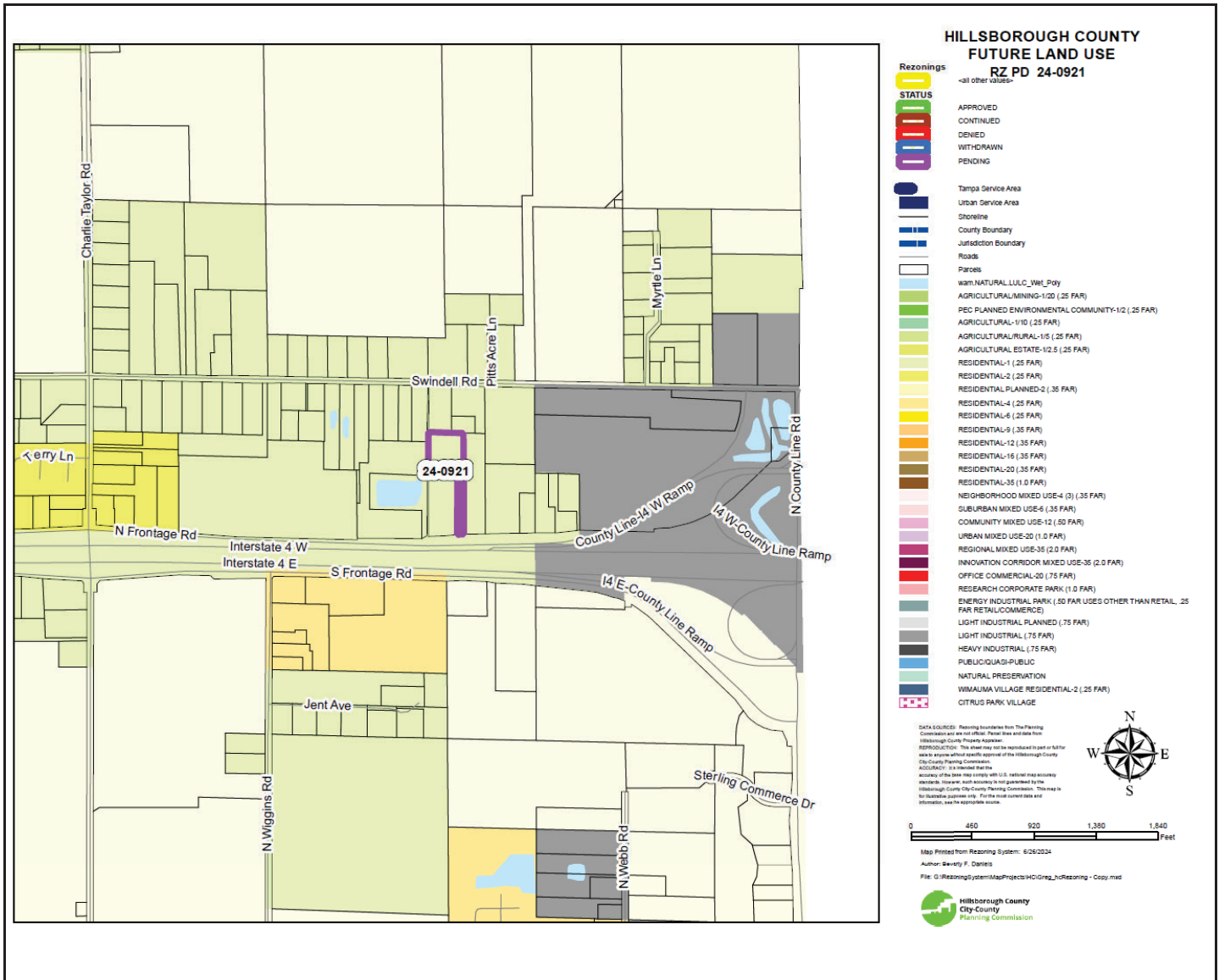
Development Services Recommendation:
Approvable, subject to proposed conditions



Development in the immediate vicinity includes a wide variety of uses, which include a 350-foot-wide portion of I-4 right of way to the south, single-family, religious institution to the east, single-family residential to the north. The properties to the west are developed for an 18.9-acre cemetery, FDOT stormwater pond, a single-family dwelling, and a contractor's office without open storage that is owned by the applicant.

2.0 LAND USE MAP SET AND SUMMARY DATA

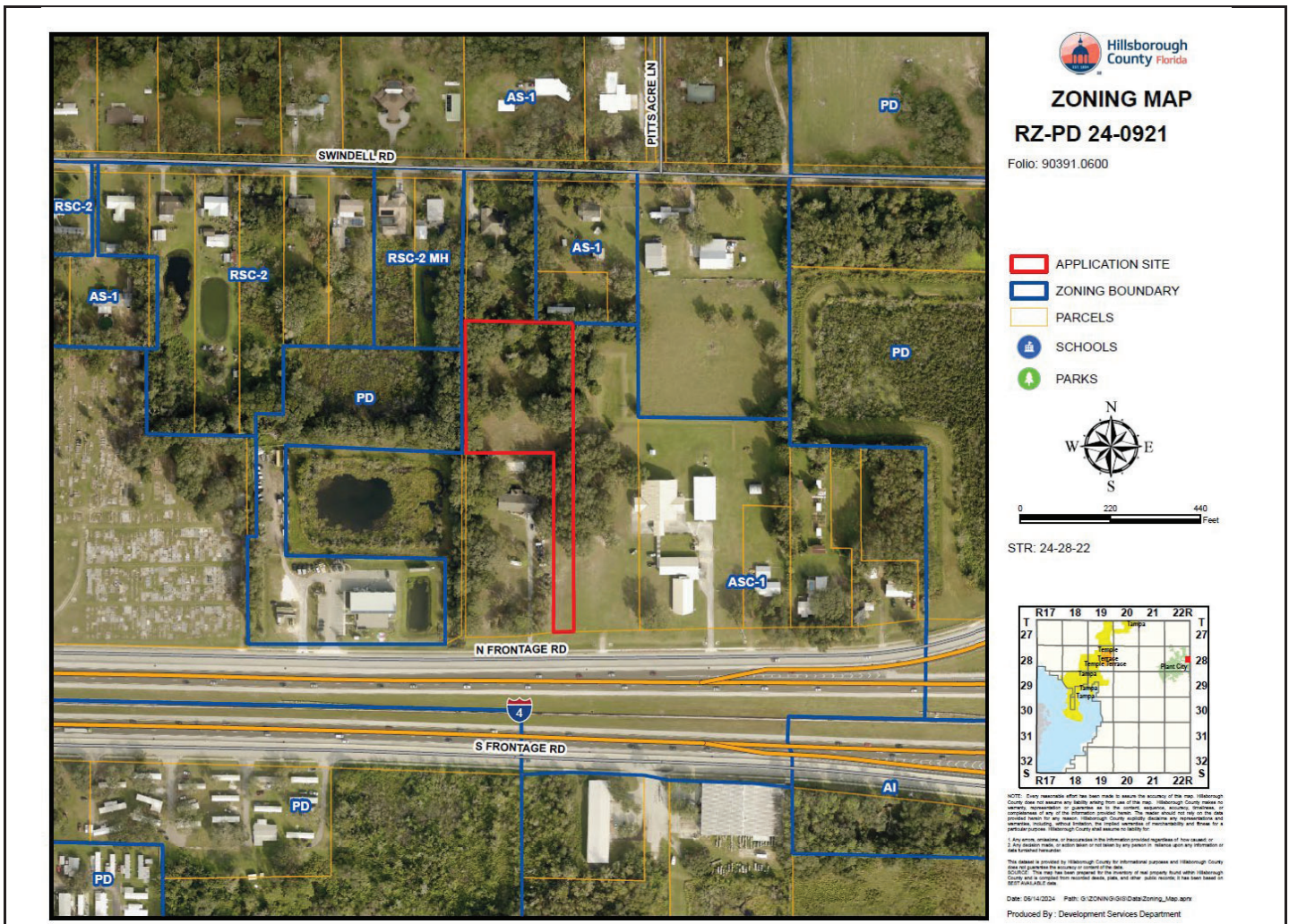
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential 1
Maximum Density/FAR	Up to 1.0 dwellings per gross acre. Up to a FAR of 0.25 or 30,000 SF whichever is less.
Typical Uses	Agricultural, farms, ranches, residential, neighborhood commercial, offices and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

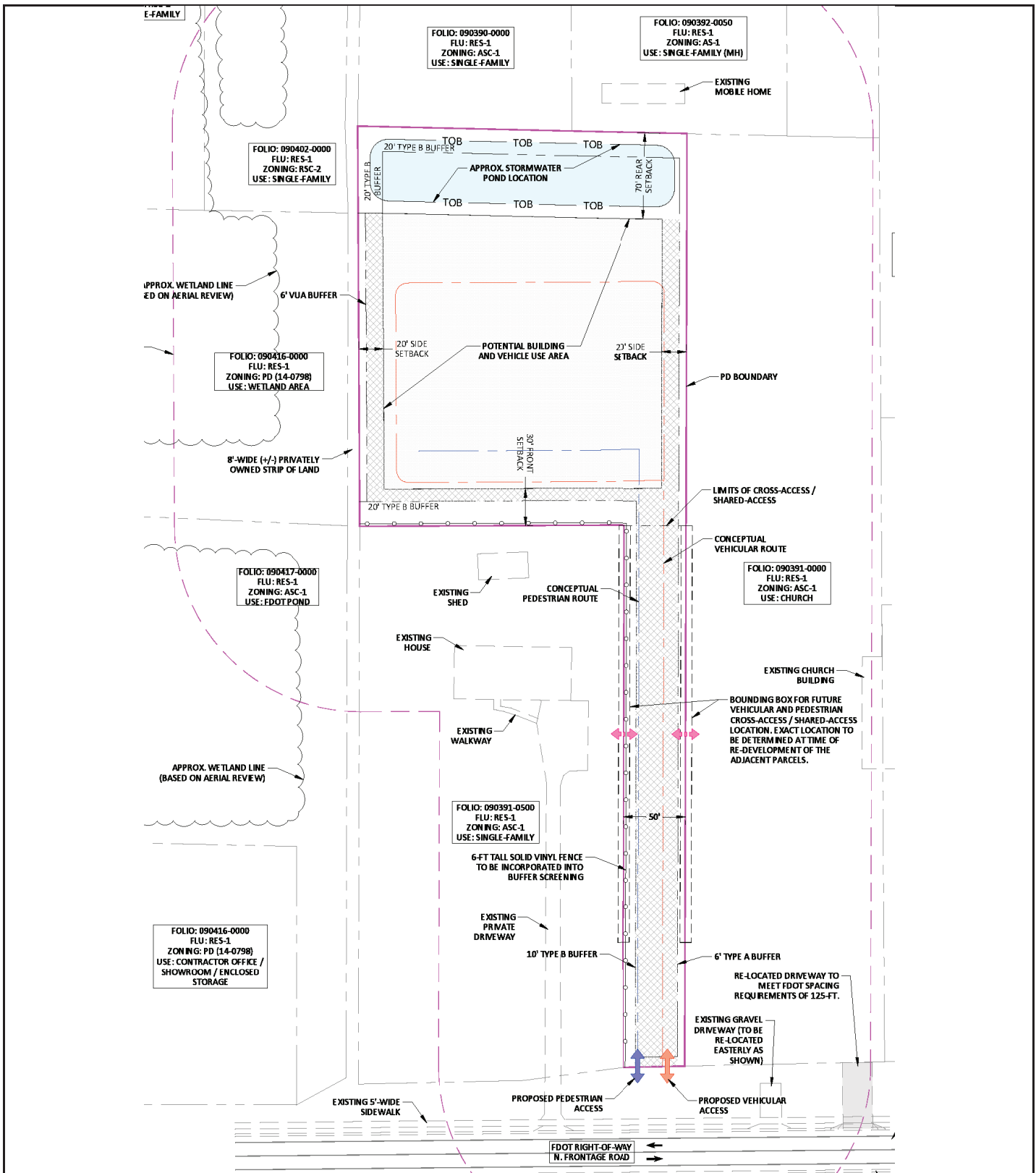


Adjacent Zonings and Uses

Location	Zoning	Max. Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 DU per GA/NA	Agricultural and Single-Family	Single-Family
	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Single-Family
South (Plant City)	M-1A	NA/FAR 0.50	Light Industrial	Warehouse
East	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Religious Institution
West	PD 14-0798	NA/FAR 0.25	Retail Showroom and Contractor's Office Without Open Storage	Retail Showroom and Contractor's Office Without Open Storage
	ASC-1	1 DU per GA/NA	Agricultural and Single-Family, Conventional	Single-Family
	RSC-2	2 DU per GA/NA	Single-Family, Conventional	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)



APPLICATION NUMBER: PD 24-0921

ZHM HEARING DATE: February 23, 2026

BOCC LUM MEETING DATE: April 7, 2026

Case Reviewer: Sam Ball

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
I-4 Frontage	FDOT Frontage Road	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	196	33	39
Difference (+/-)	+178	+32	+37

*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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
N/A	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☒ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees: Rural Mobility, Northeast Fire - Warehouse, 20,000 SF (Per 1,000 s.f.) Mobility: \$1,992 * 20 = \$39,840 Fire: \$ 34 * 20 = \$ 680				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☒ Inconsistent ☐ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds that based on the existing zoning and development pattern in the area, the immediate proximity to Interstate-4, and the proposed development plan, that the proposed development would have minimal impact on the area.

Staff finds the variation to reduce the required 20-foot-wide buffer with Type “B” screening will have minimum impact on the adjoining properties. The southern 435-foot-stretch of the buffer reduction area is outside of the building envelope and will solely function as vehicular and pedestrian access. The buffer reductions in the access area are required to accommodate a sidewalk, 24’ wide driveway, and two buffers within a 50’ wide portion of the property. The remaining portion of the fourteen-foot buffer reduction area is located along the eastern boundary of the property where the building envelope will be separated from the neighboring property with a 20-foot minimum setback, an internal driveway, and Type “A” screening. The applicant submitted letters of no objection from the owners of the properties that adjoin the buffer reduction area, who would be most directly impacted by the reduced buffer widths.

Required buffering and screening along the south adjacent to the single family to the south will be provided. The residential properties to the north will be separated from the building envelope with a 20-foot-wide buffer with Type “B” screening, stormwater pond, and 70-foot setback. Additionally, the applicant owns one of the parcels located eight feet to the west, that is also zoned and developed for a contractor’s office without open storage use.

5.2 Recommendation

Based on the above considerations, staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to include a note stating that "Parking shall be provide per the County Land Development Code".

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 23, 2026.

1. Development is limited to 20,000 SF of gross floor area for use as a contractor's office without open storage.
2. Development standards shall be as follows:
 - Maximum building coverage: 27%
 - Maximum impervious surface area: 70%
 - Minimum building setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 70'
 - Minimum buffering & screening:
 - North: 20' buffer with Type "B" screening
 - East: 6' buffer with Type "A" screening
 - South (adj. SFR): 20' buffer with Type "B" screening
 - West (access area): 10' buffer with 6' solid vinyl fence
 - West (adj. folio 90402.0000): 20' buffer with Type "B" screening
3. The project shall have one vehicular access connection to the I-4 Frontage Rd., subject to FDOT approval.
4. The subject property shall provide vehicular and pedestrian cross access/shared access connections to the adjacent properties to the east (folio# 90391.0000) and west (folio# 90391.0500) within the bounding boxes shown on the PD site plan. The developer shall establish a shared access facility between the project access and the adjacent properties, unless otherwise approved by FDOT approval.
5. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Construction access shall be limited to those locations shown on the 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.
7. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
8. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

9. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
12. 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.
13. 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.
14. 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).
15. 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.
16. If the notes and/or graphics 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.
17. 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

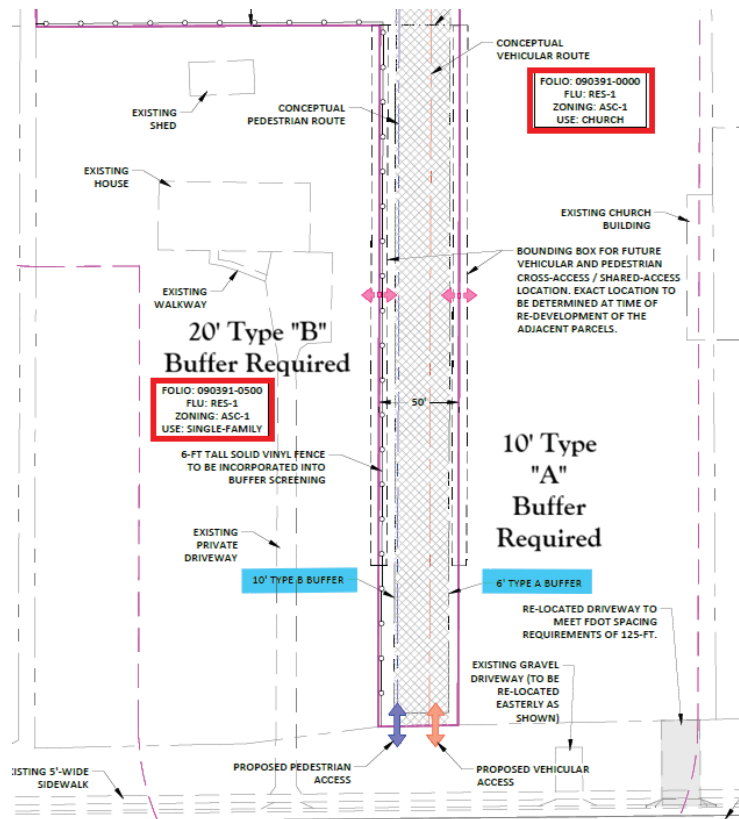
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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**7.1 Variation Request**

The applicant is requesting a 10-foot reduction along the western portion of the property that abuts a single-family residence and a 4-foot reduction along the eastern property boundary, which abuts a church. The Type "B" and "A" screening requirements are to remain in effect. The applicant submitted the following justification for why the variation is requested.

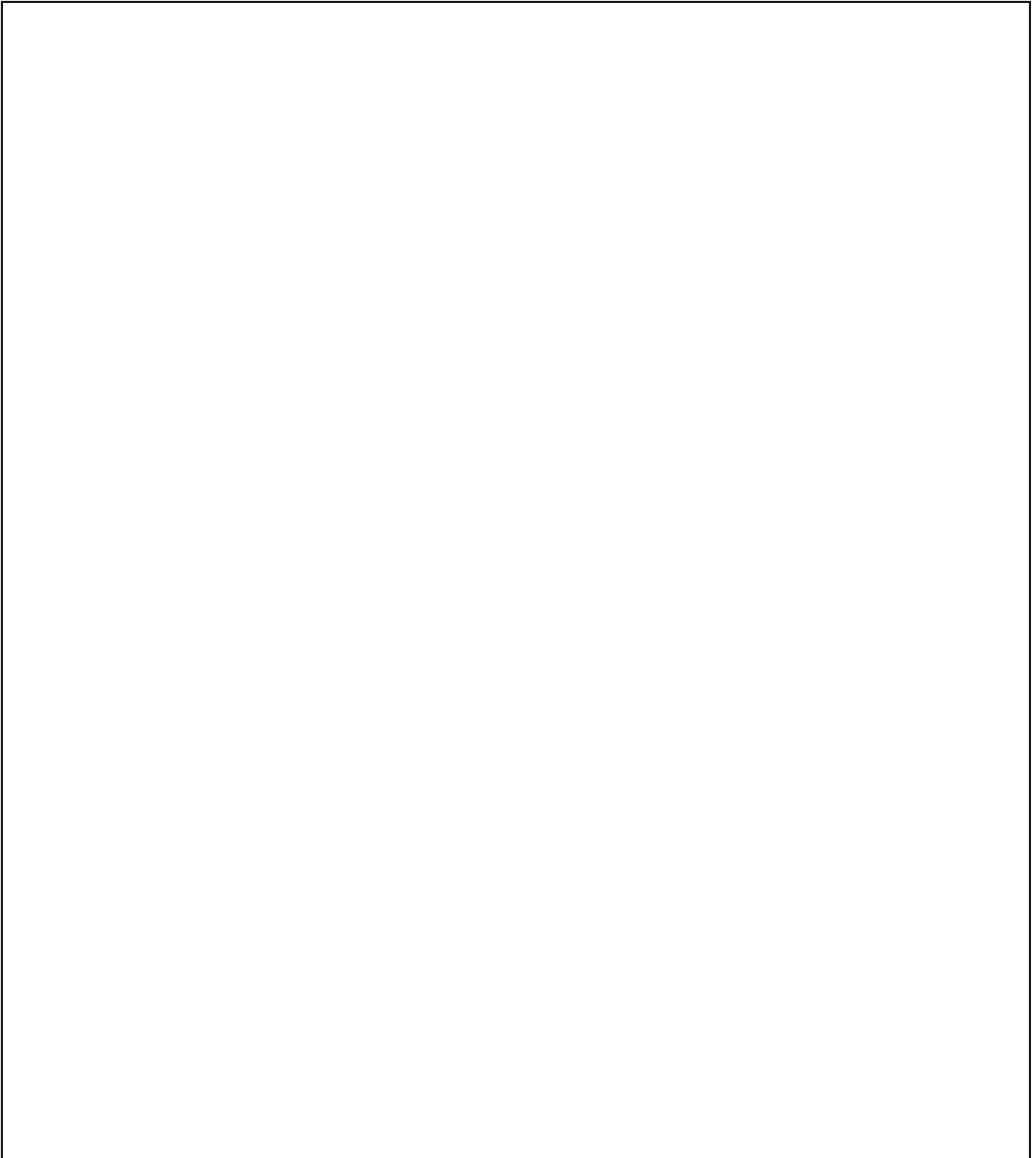
"Given the unique flag pole shape of this lot, the parcel width extending from the right-of-way into the developable portion of the site is only 50-ft wide. Access connections for vehicles and pedestrians requires a 5-ft wide sidewalk, 24-ft wide paved drive aisle, and curbs on each side of the drive aisle with a total width of about 31-ft. Strict adherence to current regulations would require a 20-ft buffer on the west side and a 10-ft buffer on the east side, and adding that to the minimum width needed for the access connections results in a width of 61-ft which is wider than the property width. Therefore, the project would not be able to be constructed within the limits of the project site."

**7.2 Property Violation History**

Property Violation History			
Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

A large, empty rectangular box with a thin black border, intended for the proposed site plan. It occupies the majority of the page below the section header.

[illegible]

DEVELOPER  TRUE BUILDERS, INC. 4000 W. HIGHTOWER FARMER, TEXAS 75445 PHONE: 972.345.1300 CONTACT: GARY T. SMITH	CONSULTANT  R SQUARED ENGINEERING, LLC 5032 BROADWAY, SUITE 100 FORT WORTH, TX 76104 (717) 741.5338	SEAL: RYAN A. SHINDO, P.E. L.P.E. #77059
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PROJECT: TRUE BUILDERS EXPANSION
PLANNED DEVELOPMENT
4020 N. FRONTAGE RD.
PLANT CITY, FL 33565
SECTION 24, TOWNSHIP 28 S, RANGE 22 E
FOLIO #: 0909191-0600

ISSUE / REVISIONS	DATE
PP SUFFICIENCY COMMENTS	2023-11-28
COUNTY STAFF REVIEW COMMENTS	2026-01-23

PROJECT MANAGER:	BAR
DRAWING BY:	BAR
JURISDICTION:	HILLSBOROUGH COUNTY, FL
DATE:	2024-06-05
TITLE:	
GENERAL SITE PLAN	
SHEET NUMBER:	PD-1.0
COMMENTS:	PLANNED DEVELOPMENT
JOB/FILE NUMBER:	021.001

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PD 24-0921

☐

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 have one vehicular access connection to the I-4 Frontage Rd., subject to FDOT approval.
- The subject property shall provide vehicular and pedestrian cross access/shared access connections to the adjacent properties to the east (folio# 90391.0000) and west (folio# 90391.0500) within the bounding boxes shown on the PD site plan. The developer shall establish a shared access facility between the project access and the adjacent properties, unless otherwise approved by FDOT approval.
- Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- Construction access shall be limited to those locations shown on the 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.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to include a note stating that "Parking shall be provide per the County Land Development Code".

PROJECT SUMMARY & ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.45 acres from Agricultural, Single Family Conventional 1 (ASC-1) to Planned Development (PD) zoning to allow for a 20,000 sf Contractor's Office without Open Storage. The site is located +/- 2,722sqft east of the intersection of Charlie Taylor Rd. and N I-4 Frontage Rd.

The future land use designation of the site is Residential 1 (R-1).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the subject property. Staff prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: Single Family Detached, 2 units (ITE LUC 210)	18	1	2

Proposed PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 20,000 sf Specialty Trade Contractor (ITE LUC 180)	196	33	39

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+178	+32	+37

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

I-4 Frontage Rd. is a 2-lane, undivided, roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within larger interstate right of way and is characterized by +/- 12-foot wide travel lanes in good condition. There are +/- 5-foot-wide bicycle lanes and +/- 5-foot wide sidewalks along north side of the roadway.

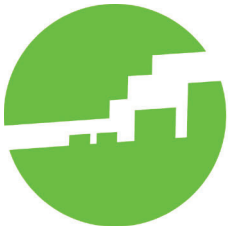
SITE ACCESS AND CONNECTIVITY

The subject site proposes a single access connection to N. I-4 Frontage Road and cross access/shared access to the east and west.

The applicant's transportation analysis concludes that turn lane improvements are not warranted at the project access.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is not provided for the I-4 frontage roadway in the Hillsborough County 2024 Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: February 23, 2026 Report Prepared: February 12, 2026	Case Number: PD 24-0921 Folio(s): 90391.0600 General Location: South of Swindell Road, north of Frontage Road, east of County Line Road and west of Charlie Taylor Road.
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan(s)	None
Rezoning Request	Agricultural Single Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for up to 20,000 square feet of contractor office space and enclosed storage.
Parcel Size	+/- 2.45 acres
Street Functional Classification	Swindell Road- County Collector Frontage Road- Local County Line Road- Local Charlie Taylor Road- County Collector
Commercial Locational Criteria	Does not meet

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-1	ASC-1	Vacant
North	Residential-1	ASC-1 + AS-1	Single-Family Residential
South	Residential-1	ASC-1	Single-Family Residential
East	Residential-1	ASC-1	Public/Quasi-Public
West	Residential-1	ASC-1 + PD	Light Industrial + Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Swindell Road, north of Frontage Road, east of County Line Road, and west of Charlie Taylor Road. The property lies within the Rural Area and is not located within the boundaries of an adopted Community Plan. The site is designated Residential-1 (RES-1) under the Future Land Use (FLU) Map. The RES-1 FLU category is intended to support agricultural uses, ranches, and large-lot, low-density rural residential development. The category may allow farms, ranches, residential uses, and in limited circumstances, rural-scale neighborhood commercial uses, offices, and multi-purpose projects, provided such uses meet established locational criteria and are consistent with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE).

The applicant is requesting approval of a Planned Development (PD) rezoning to allow up to 20,000 square feet of contractor office space and enclosed storage. With 2.45 acres the site can be considered for up to 26,680 square feet on non-residential uses (2.45 ac x 0.25 far = 26,680). The proposed development would introduce a non-residential commercial type use within a Rural Area designated primarily for residential and agricultural purposes.

Objective 4 of the FLUE establishes that the Rural Area is intended to provide long-term opportunities for agricultural uses and large lot, low density rural residential development that can exist without the threat of urban or suburban encroachment. The intent of the Residential-1 FLU category is to maintain rural character while permitting rural residential uses compatible with short-term agricultural activities. While certain rural-scale commercial, office, and multi-purpose projects may be considered, they must comply with applicable locational criteria and development regulations and demonstrate compatibility with surrounding uses.

The proposed PD would introduce a more intensive commercial development pattern within an area not designated for that level of activity. This would allow uses that are not compatible with the established rural residential pattern and would incrementally increase nonresidential development pressure within the Rural Area. As such, the request is inconsistent with FLUE Objective 1, which requires consistency between land use designations. Objective 8 and Policies 8.1 and 8.2, which emphasize compatibility and orderly development and Policy 1.4, which requires new development to be compatible with the surrounding area. Compatibility, as defined in Policy 1.4, does not require identical development patterns, but rather sensitivity to maintaining the character of existing development. The surrounding area consists primarily of single family residential uses directly to the north and southwest, with public/quasi-public uses to the east and west. A church and cemetery are located to the east. The introduction of contractor offices and enclosed storage facilities, including associated vehicle activity and operational characteristics, would not maintain the prevailing rural residential character.

The applicant has indicated that a stormwater pond is proposed in the northern portion of the site and that buffering will be provided around that pond to mitigate potential impacts to adjacent residential properties. While the provision of buffering around stormwater infrastructure may reduce visual impacts and provide limited screening, it does not address the broader land use incompatibility associated with the introduction of contractor office and storage uses in the Rural Area. Furthermore, the presence of a stormwater pond and associated buffering does not alter the underlying inconsistency with the Future Land Use designation or mitigate operational impacts such as traffic, noise, and intensity of use. The proposed contractor office and storage use is inconsistent with Objective 16 (Neighborhood Protection) and Policies 16.1, 16.2, and 16.3 of the Comprehensive Plan. While the applicant proposes a stormwater pond with buffering to reduce visual impacts, this measure does not resolve the fundamental incompatibility of introducing a non-residential, contractor-oriented use into a Rural Area intended for low-density residential and agricultural activities. The proposal fails to restrict incompatible land uses (Policy 16.1), does not provide a gradual transition in intensity between commercial operations and adjacent rural residences (Policy 16.2), and does not adequately integrate with surrounding land uses or mitigate operational impacts such as traffic, noise, lighting, and overall intensity (Policy 16.3).

The subject site does not meet Commercial Locational Criteria (CLC). Pursuant to FLUE Policy 22.2, properties within the RES-1 FLU category must be located within 660 feet of a qualifying intersection to be considered for certain commercial or office uses. The nearest qualifying intersection is Charlie Taylor Road and Frontage Road, both two-lane roadways. The subject site is approximately 2,800 feet from this intersection and therefore does not meet the required locational threshold. FLUE Objective 22 seeks to ensure that new commercial development is appropriately scaled and located in a manner consistent with the character of the area. A request to waive the Commercial Locational Criteria pursuant to FLUE Policy 22.8 has been submitted but staff recommend denial due to the intensity of uses adjacent to single family residential uses.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and determined that there are no wetlands located on the subject property. Given that wetland impacts are subject to a separate permitting process through the EPC and that no objections have been raised, Planning Commission staff finds the request consistent with FLUE Objective 13 and associated policies, as well as Objective 3.5 and related policies of the Environmental and Sustainability (E&S) Element.

The proposal also does not meet the intent of the Neighborhood Protection policies outlined in the FLUE, including the policy direction contained within the Community Design Component (CDC), specifically FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4, CDC Objective 17-1, and CDC Policy 17.1-4. These provisions emphasize the protection of established neighborhoods from the intrusion of incompatible land uses and the preservation of community character. The proposed contractor office and storage development would introduce a level of intensity and activity that is not consistent with the surrounding rural residential environment.

Overall, staff finds that the proposed use is not an allowable or supportable use within the Residential-1 Future Land Use Category given the site's failure to meet Commercial Locational Criteria, incompatibility with the surrounding development pattern, noncompliance with land development regulations, and inconsistency with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. While the applicant's proposal to buffer the stormwater pond in the northern portion of the site is acknowledged, it does not sufficiently mitigate the fundamental land use inconsistencies identified. Therefore, staff finds the request inconsistent with the Comprehensive Plan.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations.

The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area.

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

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

Land Use Categories

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

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

Neighborhood/Community Development

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

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

- locational criteria for the placement of non-residential uses as identified in this Plan,
- limiting commercial development in residential land use categories to neighborhood scale;
- 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

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

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.

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

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.

RZ PD 24-0921

Rezonings
STATUS

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

WATER NATURAL LULC_Wet_Poly	
PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (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 RE FAR RETAIL/COMMERCE)	
LIGHT INDUSTRIAL PLANNED (75 FAR)	
LIGHT INDUSTRIAL (75 FAR)	
HEAVY INDUSTRIAL (75 FAR)	
PUBLIC/QUASI-PUBLIC	
NATURAL PRESERVATION	
WIMAUNA VILLAGE RESIDENTIAL-2 (25 FAR)	
CITRUS PARK VILLAGE	

DATA SOURCES: Rezoning boundaries from The Planning Commission and the City of Cary. Parcel lines and data from the Hillsborough County Property Appraiser's Office. **PERIOD:** The map may not be reproduced in part or full for any purpose without specific approval of the Hillsborough County City-City Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-City Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



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 Author: Beverly F. Daniels
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