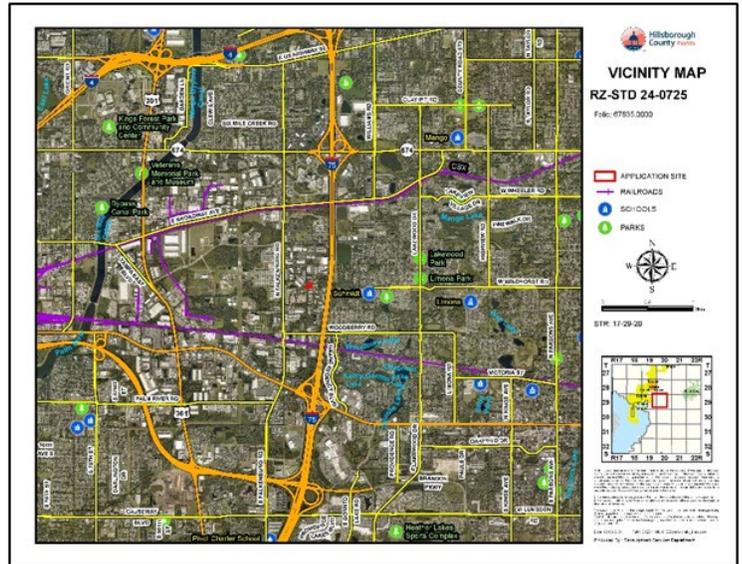


**Rezoning Application: 24-0725**  
**Zoning Hearing Master Date: August 19, 2024**  
**BOCC Land Use Meeting Date: October 8, 2024**

**1.0 APPLICATION SUMMARY**

**Applicant:** Mark Bentley  
**FLU Category:** Urban Mixed- Use (UMU-20)  
**Service Area:** Urban  
**Site Acreage:** 1.33 +/-  
**Community Plan Area:** Brandon  
**Overlay:** None  
**Request:** Rezone from **Agricultural Single-Family, Conventional (ASC-1) to Manufacturing (M)**



**Introduction Summary:**

The request is to rezone from the existing **Agricultural Single-Family, Conventional (ASC-1)** zoning district to the proposed to **Manufacturing (M)** zoning district. The proposed zoning for M permits manufacturing, processing or assembling uses, intensive commercial uses and other industrial uses., on lots containing a minimum area of 20,000 square feet (sf).

Zoning:	Current ASC-1 Zoning	Proposed M Zoning
Uses	Single-Family Residential/Agricultural	Industrial/Manufacturing
Acreage	1.33 Acres (ac); 57,934.8 sf	1.33 ac; 57,934.8
Density / Intensity	1 dwelling unit (du) per ac	0.75 F.A.R.
Mathematical Maximum	1 du	43,451.1 sf

*\* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

**Development Standards:**

District(s)	Current ASC-1 Zoning	Proposed M Zoning
Lot Size / Lot Width	43,560 sf/ 150'	20,000 sf/ 100'
Setbacks/Buffering and Screening	50' - Front 50' - Rear 15' - Sides	0' – North (side) 30' – East (front) 0' – South (side) 0' – West (rear)
Height	50'	110' (Ref. LDC 6.01.01. footnote 8)

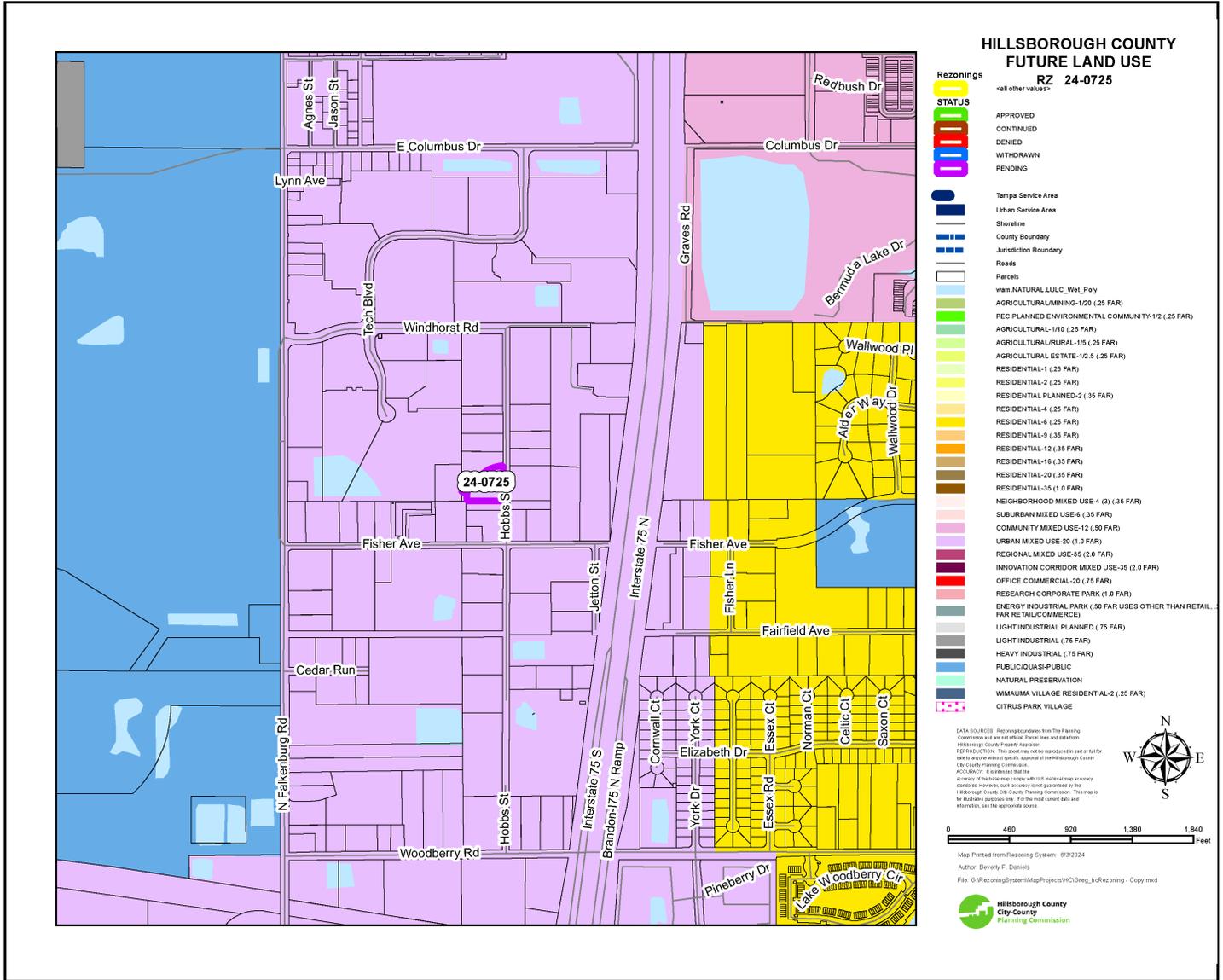
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation:	Consistent
Development Services Recommendation	Approvable



2.0 LAND USE MAP SET AND SUMMARY DATA

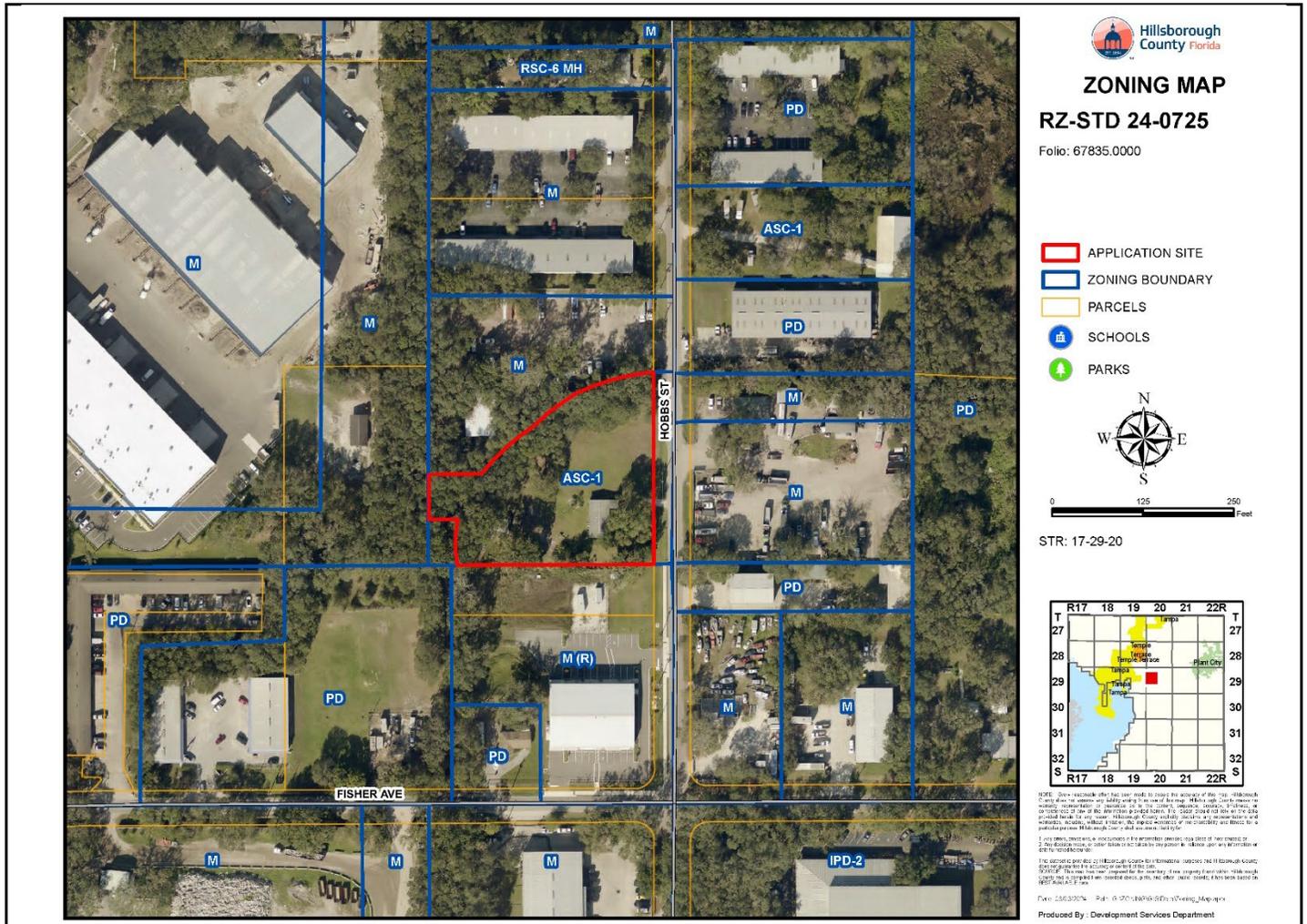
2.2 Future Land Use Map



Subject Site Future Land Use (FLU) Category:	Urban Mixed-Use -20 (UMU-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 1.0 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use:	Existing Use:
North	M	0.75 Far	Industrial/Manufacturing	Open Storage
South	M – R (06-0706)	0.75 F.A.R.	Industrial/Manufacturing	Vacant
East	Hobbs Street	n/a	Street	Street
	M	0.75 F.A.R.	Industrial/Manufacturing	Open Storage
West	M	0.75 F.A.R.	Industrial/Manufacturing	Open Storage

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

Not Applicable

APPLICATION NUMBER: 24-0725

ZHM HEARING DATE: August 19, 2024

BOCC LUM MEETING DATE: October 8, 2024

Case Reviewer: Planner Isis Brown

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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	741	69	98
Difference (+/1)	+732	+68	+97

\*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	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.

Notes:

Design Exception/Administrative Variance  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>			
<b>Environmental:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<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	<b>See Agency's Comments</b>
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> N/A			
<b>Comprehensive Plan:</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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 type="checkbox"/> N/A	<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 site is located in an area comprised of light industrial, mixed and commercial uses. A majority of the area to the North and south of the subject site is within the UMU-20 FLU category which has the potential to permit light industrial, commercial, office and multi-purpose uses.

The site is adjacent to commercial and industrial use properties. The adjacent properties are zoned M to the north, south, east and west.

The size and depth of the subject parcel in relation to other adjacent commercial uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the proposed Manufacturing (M) zoning district is compatible with the existing zoning districts and development pattern in the area.

**6.0 PROPOSED CONDITIONS**

N/A

<b>Zoning Administrator Sign Off:</b>	
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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.

**APPLICATION NUMBER: 24-0725**

ZHM HEARING DATE: August 19, 2024

BOCC LUM MEETING DATE: October 8, 2024

Case Reviewer: Planner Isis Brown

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

## 8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 07/11/2024

REVIEWER: Sarah Rose

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: RZ 24-0725

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 1.33 acres from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M). The site is located on the west side of Hobbs St. and approximately +/- 326 feet north of the intersection of Hobbs St. and Fisher Ave. The Future Land Use designation of the site is Urban Mixed Use-20 (UMU-20).

The site currently has an open violation with Code Enforcement for a variety of issues, including improper zoning district. Staff notes that once the applicant has obtained the proper zoning designation, they will be required to come through the site/construction review process, during which they will be required to comply with sidewalk, substandard road and any other applicable requirements.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 1 Unit	9	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
M, Building Materials and Lumber Store (ITE Code 812) 43,451 g.s.f.	741	69	98

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+732	+68	+97

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by +732 average daily trips, +68 a.m. peak hour trips, and +97 p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Hobbs St. Hobbs St. is a substandard 2-lane, undivided, County maintained, rural local roadway. The roadway is characterized by +/- 19 to +/- 20 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the western side of the roadway in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated that the site will have access to Hobbs St.

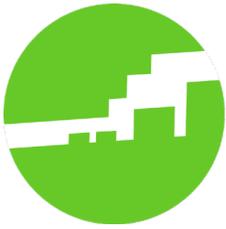
Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough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

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

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

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

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



**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
 813 – 272 – 5940  
 601 E Kennedy Blvd  
 18<sup>th</sup> floor  
 Tampa, FL, 33602

<b>Unincorporated Hillsborough County Special Use Consistency Review</b>	
<b>Hearing Date:</b> August 19, 2024  <b>Report Prepared:</b> August 8, 2024	<b>Case Number:</b> RZ 24-0725  <b>Folio(s):</b> 67835.0000  <b>General Location:</b> North of Fisher Avenue, east of Falkenburg Road North and west of Hobbs Street and Interstate 75
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Brandon
<b>Rezoning Request</b>	Rezoning from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M) to allow the utilization of the property for uses that are permitted in the M zoning district.
<b>Parcel Size</b>	1.25 ± acres
<b>Street Functional Classification</b>	Fisher Avenue – <b>Local</b> Falkenburg Road North – <b>County Arterial</b> Hobbs Street – <b>Local</b> Interstate 75 – <b>State Principal Arterial</b>
<b>Commercial Locational Criteria</b>	Not applicable

<b>Evacuation Area</b>	None
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<b>Table 1: COMPARISON OF SURROUNDING PROPERTIES</b>			
<b>Vicinity</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>Subject Property</b>	Urban Mixed Use-20	ASC-1	Single Family Residential
<b>North</b>	Urban Mixed Use-20	M	Heavy Industrial + Light Industrial + Single Family Residential + Vacant
<b>South</b>	Urban Mixed Use-20	M + PD	Vacant + Light Industrial + Light Commercial
<b>East</b>	Urban Mixed Use-20 + Residential-6	M + PD	Light Commercial + Light Industrial + Single Family Residential
<b>West</b>	Urban Mixed Use-20 + Public/Quasi-Public	M + PD	Public/Quasi-Public/Institutions + Light Industrial

**Staff Analysis of Goals, Objectives and Policies:**

The 1.25 ± acre subject site is located north of Fisher Avenue, east of Falkenburg Road North and west of Hobbs Street and Interstate 75. The site is in the Urban Service Area and is located within the limits of the Brandon Community Plan, specifically the Light Industrial Character District. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Manufacturing (M) to allow the utilization of the property for uses that are permitted in the M zoning district.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County’s growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that “compatibility does not mean “the same as” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The site currently has single-family uses. Directly north is Heavy and Light Industrial uses. Vacant land is to directly south. Public Communications/Utilities uses are to the immediate west. Light Commercial uses are to the east across Hobbs Street. FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3, 16.5 and 16.10 require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly Light Industrial

uses. There is also vacant land and Heavy Industrial uses in the area. The rezoning will complement the pattern as the M zoning district surrounds the subject site on all sides. The proposal meets the intent of FLUE Objective 1, FLUE Objective 16 , Goal 12 and Objective 12-1 of the CDC and all of the accompanying policies for each.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Urban Mixed Use-20 (UMU-20) Future Land Use category. The UMU-20 category allows for the consideration of residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. As the language states above, light industrial is allowed; therefore, it meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site is within the limits of the Brandon Community Plan, specifically the Light Industrial Character District. Strategy 5 under Goal 6 of the Brandon Community Plan notes that design characteristics for each Brandon Character District are descriptive to the general nature of the vicinity and its surroundings. The Light Industrial Character District is the northwest area of Brandon devoted primarily to business parks, light industrial and government uses. The proposal meets the intent of Goal 6 of the Brandon Community Plan and is therefore consistent with the Brandon Character Districts Map and characteristics of the Light Industrial district.

Overall, staff finds that the proposed use is an allowable use in the UMU-20 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Brandon Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

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

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

##### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

***Objective 1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of

*this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

**Policy 1.4:** *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

### **Land Use Categories**

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

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

### **Relationship to Land Development Regulations**

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

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

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

### **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 16.2:** *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and*

screening techniques and control of specific land uses.

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

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

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

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

### **7.0 SITE DESIGN**

#### **7.1 DEVELOPMENT PATTERN**

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

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

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

## **LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN**

**Goal 6:** Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering,

**landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.**

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*
  - a. **Urban Center** – *This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*
  - b. **Urban General, including Brandon Main Street** – *Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*
  - c. **Light Industrial** – *Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College’s Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*
  - d. **Suburban** – *Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*
  - e. **Garden Estates** – *Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood*

*serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0725

<all other values>

- Rezoning**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER NATURAL LULC\_We\_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 (7.5 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (7.5 FAR)
- LIGHT INDUSTRIAL (7.5 FAR)
- HEAVY INDUSTRIAL (7.5 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for use as a guide only and does not constitute an offer of any specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

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