

Nonconformity Special Use Permit: SU 24-0257

Zoning Hearing Master Date: June 17, 2024

BOCC Land Use Meeting Date: August 13, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 2.99 +/-

Community
Plan Area: Seffner Mango

Overlay: None



Introduction Summary:

The subject property received a nonconforming use determination in December 2014 under DNC 15-0186 for a 10-space mobile home park within the CG and AI zoning districts utilizing well and septic. The applicant seeks to expand the mobile home park with 5 additional spaces (50% increase). Per Land Development Code Section 11.03.06.J.1, any expansion, change or rebuilding of a legal nonconforming use requires approval by the Board of County Commissioners under a Nonconformity Special Use Permit. BOCC approved nonconformity expansions are permitted once and may not exceed 50% of the intensity.

Under ZI 23-0632, the Zoning Administrator has determined that a legal nonconforming use can, under an approved Nonconformity Special Use Permit, utilize well and septic in the Urban Service Area for the expansion. For the subject property, the use was established in the 1970s with Hillsborough County Health Department permits for well and a sewage system issued in 1979. At that time, no public water or sewer connections were available for this site.

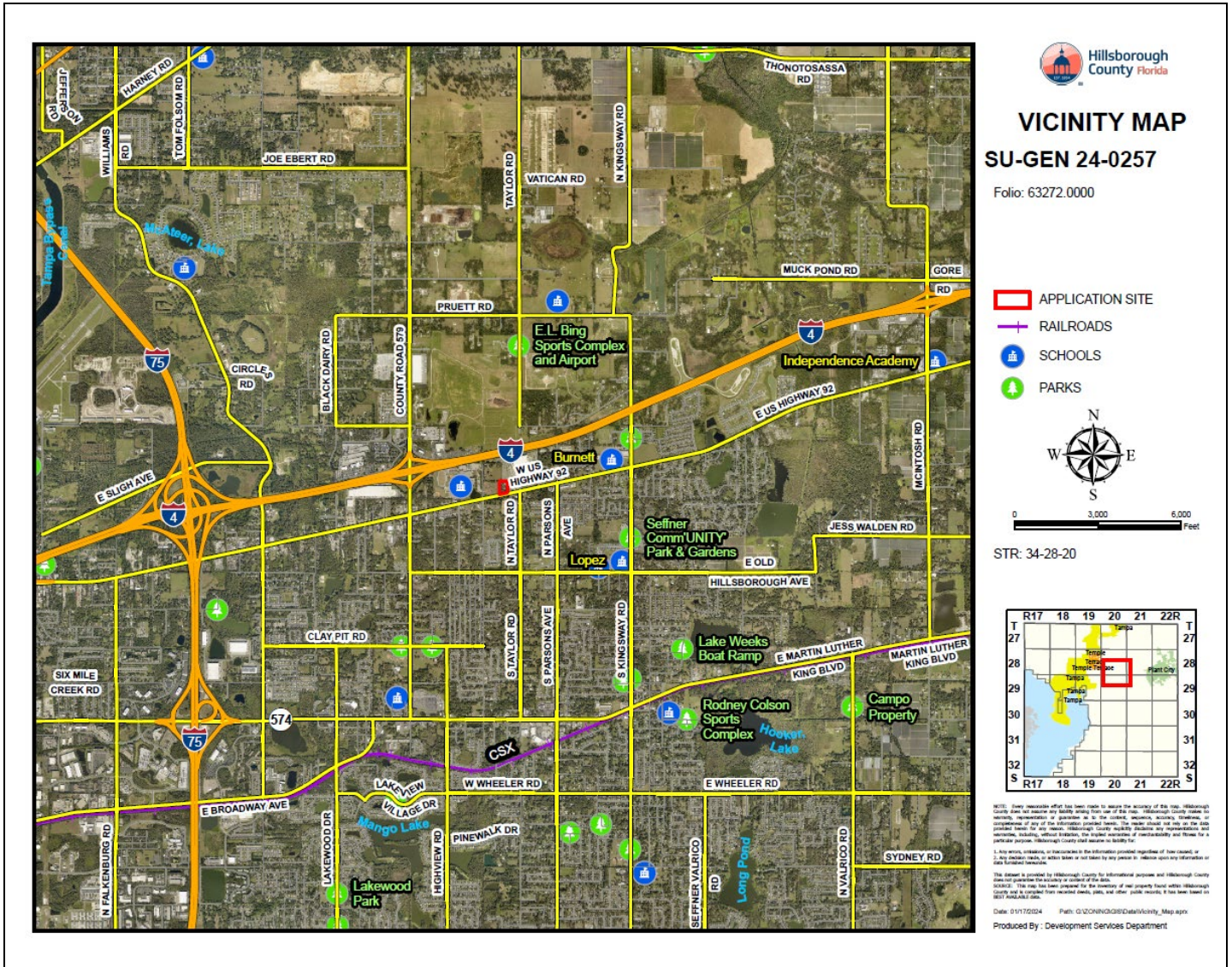
Existing Approval(s):	Proposed Modification(s):
10 space mobile home park, with an existing single-family home, utilizing well and septic	15 space mobile home park, with an existing single-family home, utilizing well and septic

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, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

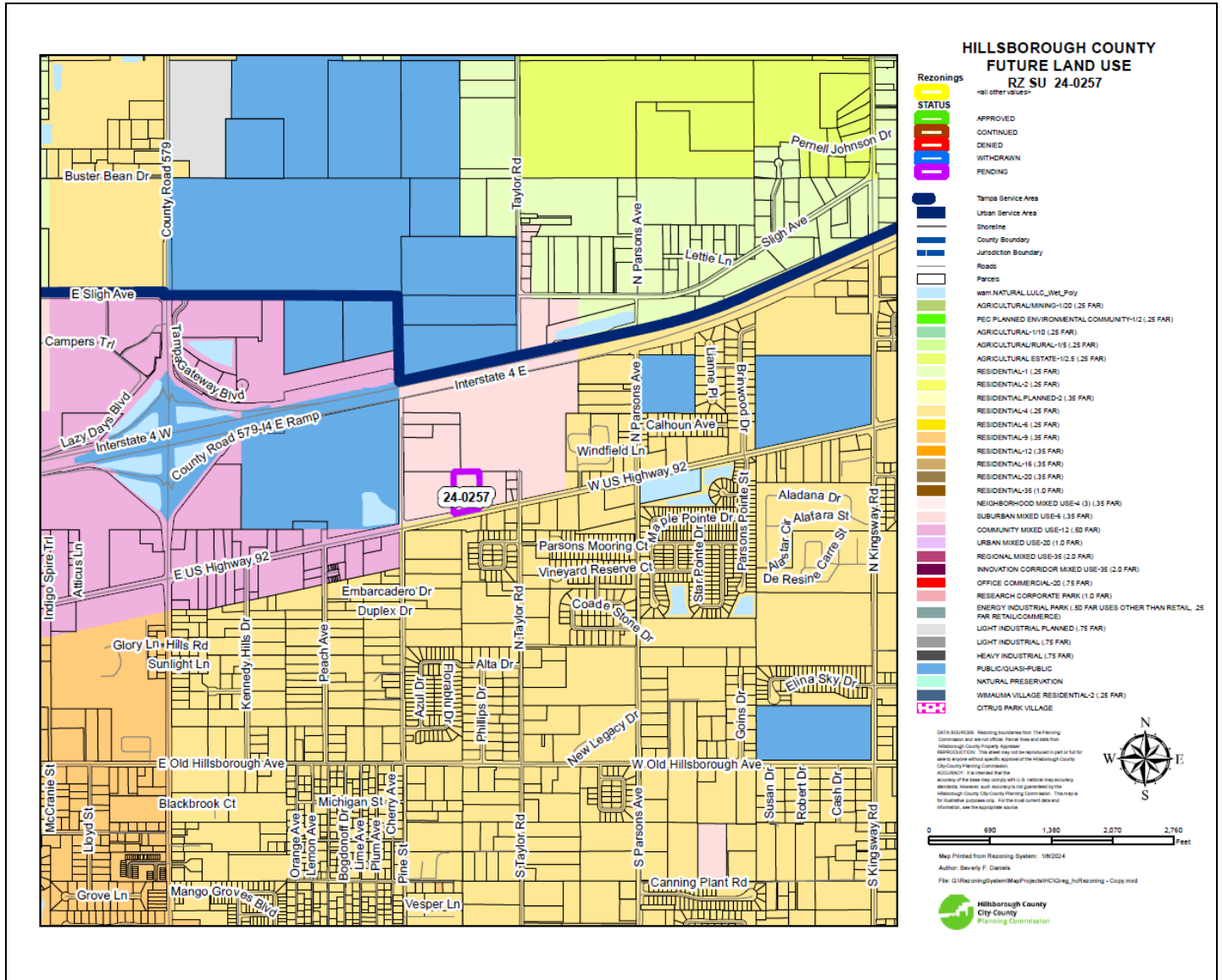


Context of Surrounding Area:

The site is located on the north side of US Hwy 92, south of Interstate-4, within the Seffner Mango community. The area is developed with residential, commercial, light industrial, and residential support uses. A variety of residential types and densities are found – from 1 unit per acre to 9 units per acre. Both conventional and mobile home housing types are present.

2.0 LAND USE MAP SET AND SUMMARY DATA

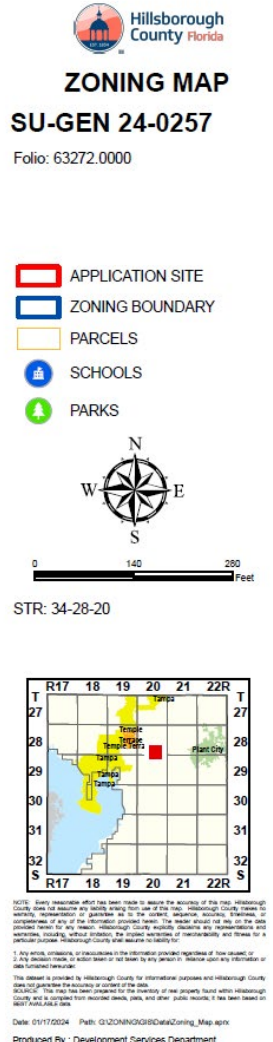
2.2 Future Land Use Map



Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

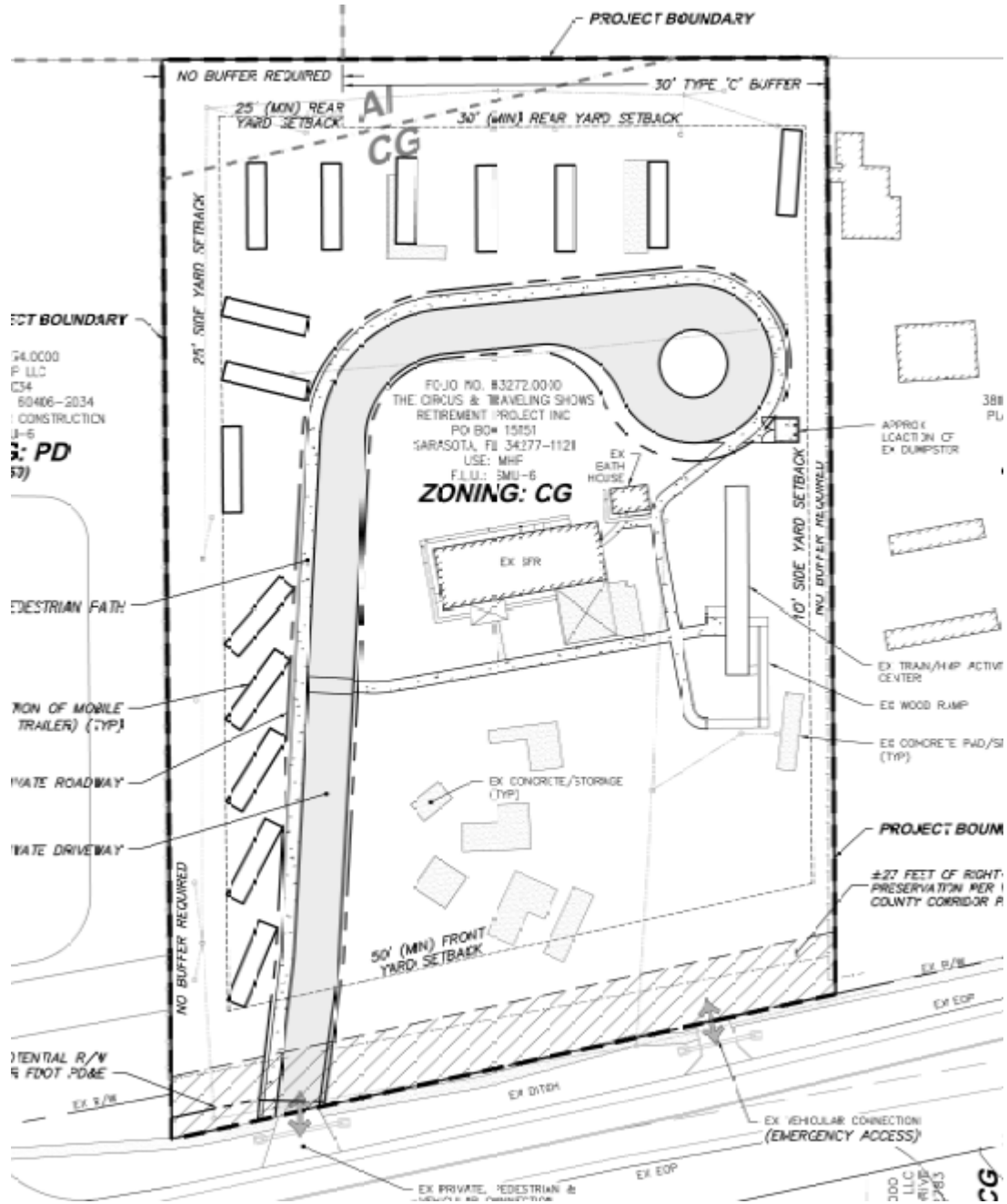


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AI PD	AI: 1 unit per acre PD: 0.32 FAR	AI: Agricultural Industrial PD: Warehouse/Distribution	AI: Single-Family Residential PD: Warehouse/Distribution
South	CG	0.27	Commercial General	Commercial
East	CG	0.27	Commercial General	Commercial and Mobile Home Park
West	PD	0.20 FAR	Mini-warehouse with open storage of boats and RVs	Undeveloped

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

*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		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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 type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area consisting of various residential and non-residential uses. Commercial zonings and uses surround the site. The project does not exceed the maximum number of units (18) permitted in the Future Land Use category. A 50 foot setback along the southern boundary (front yard - US Hwy 92) will be provided, which meets current regulations. A 30 foot setback along the northern boundary (rear yard) is proposed, which meets and exceeds the requirement of 25 feet. The eastern boundary (side yard) will provide a 10 foot setback which complies with current requirements. Units will be placed 25 feet from the western boundary, in conformance current requirements.

Based upon the above, staff has not identified any compatibility issues associated with the requests.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 2, 2024.

1. This Special Use Permit shall permit the expansion a legally nonconforming mobile home park on folio 63272.0000 from 10 to 15 spaces. The site also permits one single-family residence.
2. This Special Use Permit authorizes a onetime nonconforming use expansion of 50%, resulting in a total of 15 mobile home park spaces and one single-family residence.
3. With the exception of density, the project shall comply with Land Development Code Section 6.11.110 (Mobile Home Parks and Recreational Vehicle Parks).
4. The park shall be permitted the use of well and septic.
5. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Us Hwy 92 frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
6. Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
7. Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Zoning Administrator Sign Off:

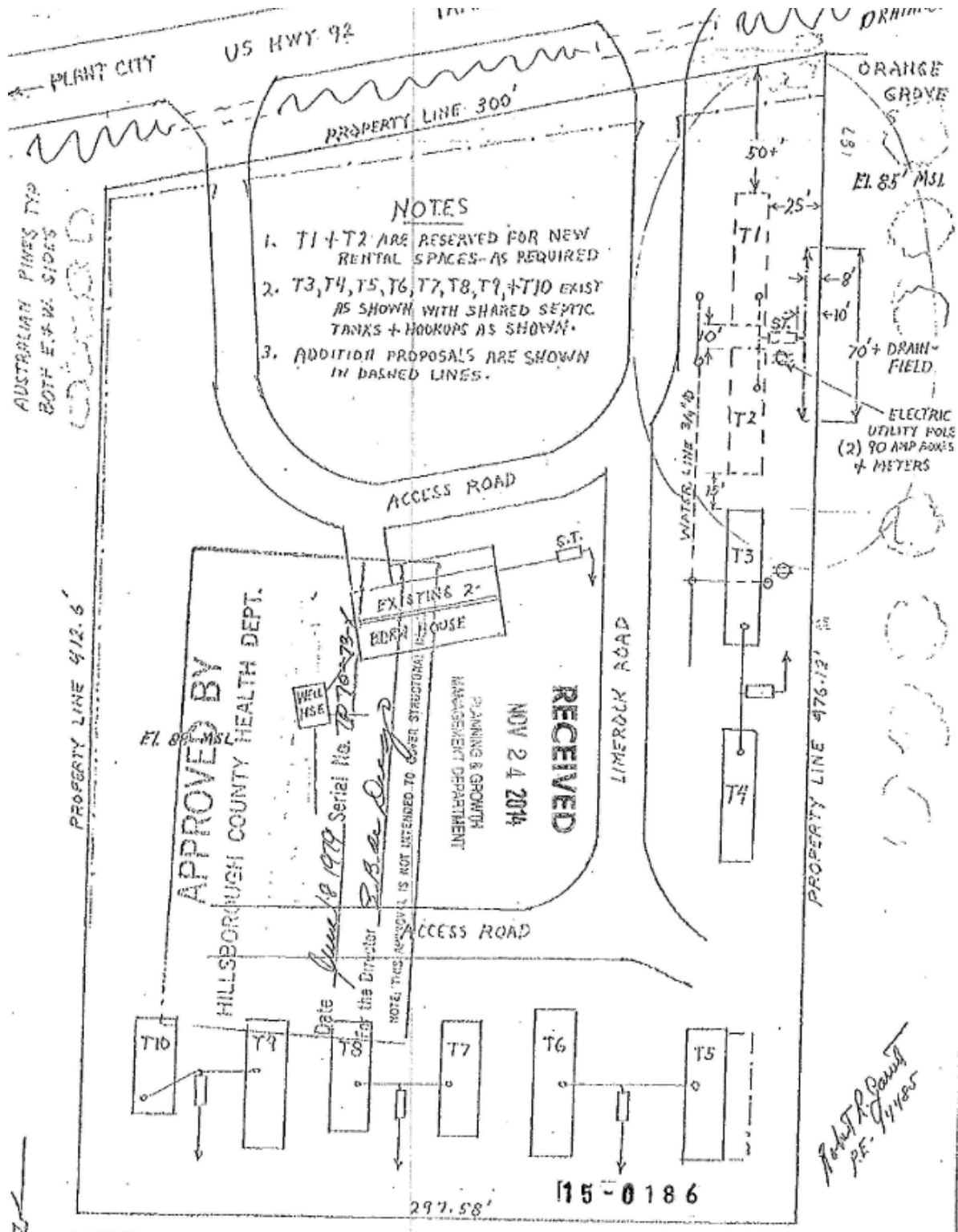
J. Brian Grady

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

DNC 15-0186 Mobile Park Site Plan (Health Department approval)



8.1 Proposed Site Plan (Full)



APPLICATION NUMBER: SU 24-0257

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/06/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/CENTRAL

PETITION NO: SU GEN 24-0257

- ☐ 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.

CONDITIONS OF APPROVAL

- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of +/-27 feet of additional right-of-way along the project's Us Hwy 92 frontage. Only those interim improvements allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, bicycle and pedestrian access may be permitted anywhere along project boundaries.
- Construction access shall be limited to those locations shown on site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a non-conforming use expansion approval for a +/- 2.99-acre parcel, zoned Agricultural Industrial (AI) and Commercial General (CG), to add 5 additional mobile home units to approved and existing 1 single family detached unit and 10 mobile home units. The subject site is located on the north side of US Hwy 92, approximately 555 feet east of Pine St. The future land use designation is Suburban Mixed Use 6 (SMU-6).

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing zoning designation and proposed special use request utilizing a generalized worst-case scenario.

Approved Non-Conforming Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 10 Mobile Homes (ITE LUC 240)	126	17	6

NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	135	18	7

Proposed Special Use:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
NCU: 15 Mobile Homes (ITE LUC 240)	171	19	9
NCU: 1 Single Family Detach Unit (ITE 210)	9	1	1
TOTAL	180	20	10

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)45	(+)2	(+)3

The proposed special use is anticipated to result in an increase in potential trip generation by +45 daily trips, +2 am peak hour trips and +3 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

US Hwy. 92 is a 2-lane, undivided, principal arterial roadway maintained by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/- 12-foot wide travel lanes in above average condition, and lies within a +/- 78-foot wide right-of-way along the project's frontage. There is +/- 5-foot wide sidewalk on the north side of US 92 in the vicinity of the proposed project. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of US 92 in the vicinity of the proposed project.

Along the project's frontage, US 92 is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to +/-27 feet of additional right-of-way shall be preserved along the project's US 92 frontage, as measured from the edge of the existing right-of-way line, in order to accommodate a future 6-lane roadway within 132 feet of right-of-way.

The FDOT has a completed PD&E Study for a 4-lane improvement that is unfunded and identifies the need for right of way along the applicant's parcel. The study has determined that a corner clip of right of way is needed to accommodate the 4-lane roadway improvements on U. S. Highway 92 as generally depicted on the proposed site plan.

SITE ACCESS

The special use site plan proposes to maintain one full access connection and gate the second driveway connection. The access proposed to be maintained may not be gated unless it meets the County Transportation Technical Manual TD-9, typical detail. The second gated access is permitted only as an emergency and pedestrian access.

Sidewalks are required along on US Hwy 92.

Internal vehicular and pedestrian circulation must comply with 6.11.110.B.

Notwithstanding anything shown in the site plan or in the conditions of approval to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC. Additionally, the site shall comply with internal ADA/sidewalk connections consistent with LDC, Sec. 6.03.02.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 92	PINE ST	KINGS WAY	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 92	FDOT Principal Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	135	18	7
Proposed	180	20	10
Difference (+/-)	(+)45	(+)2	(+)3

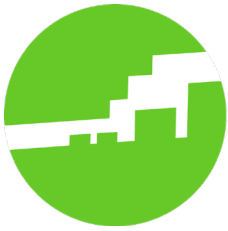
*Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**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: June 17, 2024 Report Prepared: June 5, 2024	Case Number: SU 24-0257 Folio(s): 63272.0000 General Location: North of West US Highway 92, south of Interstate 4 and west of Taylor Road North
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga ; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Seffner-Mango
Rezoning Request	Special Use (SU) to allow five additional mobile homes to an existing mobile home park for a one-time expansion on a non-conforming lot
Parcel Size	3.0 ± acres
Street Functional Classification	West US Highway 92 – State Principal Arterial Interstate 4 – State Principal Arterial Taylor Road North – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	CG	Multi-Family
North	Suburban Mixed Use-6 + Public/Quasi-Public	PD + AR	Light Industrial + Public/Quasi-Public/Institutions
South	Residential-4	CG + RSC-9	Single Family/Mobile Home
East	Suburban Mixed Use-6 + Residential-4	CG + PD	Light Commercial + Light Industrial + Mobile Home Park
West	Public/Quasi-Public + Community Mixed Use-12	PD + AR	Vacant + Educational

Staff Analysis of Goals, Objectives and Policies:

The subject site is located north of West US Highway 92, south of Interstate-4 and west of Taylor Road North. The site is in the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan. The applicant is requesting to allow five additional mobile homes to an existing mobile home park for a one-time expansion on a non-conforming lot.

The subject 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 developments 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 proposal to add five mobile homes to the existing mobile home park, which currently has 10, is compatible with the residential character of the area.

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 of the Future Land Use Element (FLUE) contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 category allows for the consideration of residential, suburban scale neighborhood commercial, office 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, residential is allowed. The proposal to allow five additional mobile homes to an existing mobile home park is consistent with the development permitted in the SMU-6 Future Land Use category and meets Objective 8 and its accompanying policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (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 report. Policy 9.3 of the FLUE states that Hillsborough County shall continue to recognize legal non-conforming uses and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. The applicant proposed on the revised request and site plan uploaded into Optix on May 2, 2024, there will be a 25-foot setback along the west property line. FLUE Policy 9.3 also states that “with the exception of principle residences or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding on non-conforming uses, shall not occur more than once”. The applicant’s proposal for five additional mobile homes for a one-time expansion meets this policy.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3 and 16.10 that require all new development to be compatible with the surrounding neighborhood. Goal 12-1 of the Community Design Component (CDC) of the FLUE requires new development 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 proposed residential use will complement the existing mobile home park and the residential in the surrounding area.

The subject site also meets the intent of Goal 2 and Goal 5 of the Seffner-Mango Community Plan. Goal 2 seeks to enhance the community character and ensure quality residential and non-residential character. Since the subject site currently has 10 mobile homes, five additional mobile homes along the western side of the site will supplement the existing park and surrounding community and area. Goal 5 seeks to ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities. There is an existing six-foot pedestrian path that will support the five additional mobile homes along with the existing homes.

Overall, staff finds that the proposed use is an allowable use in the SMU-6, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Seffner-Mango Community Plan. The proposed Special Use would 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 Special Use **CONSISTENT** 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

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.*

Policy 9.3: *In implementing this Comprehensive Plan, Hillsborough County shall continue to recognize legal non-conforming uses, and permit the rebuilding or expansion of existing legal non-conforming uses which do not have any significant adverse effects on adjacent properties. With the exception of principle residences, or uses or structures destroyed by an act of God, the expansion of non-conforming uses and rebuilding of non-conforming uses, shall not occur more than once. The expansion or rebuilding shall not result in an increase of the intensity of use which exceeds fifty (50) percent of the existing intensity or the maximum building square footage within the plan category, except in conformance with policy 21.4. However, the expansion may permit the construction of a use that is less intense than the existing non-*

conforming use. The new use may still be non-conforming with the plan. All expansions or rebuilding shall be consistent with other plan policies.

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)

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.

LIVABLE COMMUNITIES ELEMENT: SEFFNER-MANGO COMMUNITY PLAN

2. Goal: Enhance community character and ensure quality residential and nonresidential character.

Strategies:

- Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.
- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

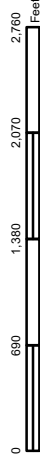
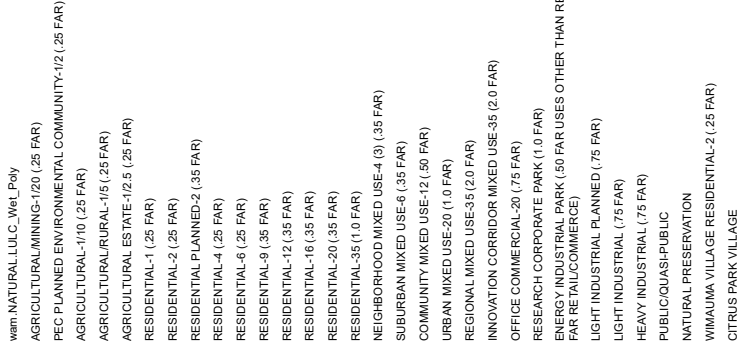
5. Goal: Ensure safety and mobility by supporting transportation improvements including roadway improvements, transit service, bicycle and pedestrian opportunities.

Strategies:

- Support multi-modal transportation including walking and biking.

RZ SU 24-0257

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING



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