

**Rezoning Application:** PD 26-0213  
**Zoning Hearing Master Date:** March 23, 2026  
**BOCC CPA Public Hearing Date:** May 12, 2026

**1.0 APPLICATION SUMMARY**

**Applicant:** Almosta Farm Athletics LLC  
**FLU Category:** RES-2  
**Service Area:** Urban  
**Site Acreage:** Approximately 9.98 acres  
**Community Plan Area:** South Shore Areawide Systems  
**Overlay:** None



**Introduction Summary:**

The applicant seeks to develop an approximately 9.98-acre property from AR to Planned Development (“PD”) to allow Recreational Uses, General Indoor/Outdoor. The proposed PD development is located west of Boyette Road and +/- 760 feet north of the intersection of Boyette Road and Dorman Road. The proposed rezoning proposes to develop the site for private indoor/outdoor recreation use, featuring both indoor and outdoor courts and practice areas.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Recreational Uses, General Indoor/Outdoor; and one Single-Family home
Acreage	+/-9.98 acres	+/- 9.98 acres
Density/Intensity	1 DU per 5 acres	1 unit per 0.5 acres Max. FAR 0.07 (28,750 sf)
Mathematical Maximum*	1 lot	108,137.7 sf per FLU 1 unit per FLU

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Min. Lot Size/Lot Width	5 acres / 150'	N/A
Setbacks/Buffering and Screening	Front Setback: 50 ft. Rear Setback: 25 ft. Side Setback: 50 ft.  No required buffering and screening	Front Setback: 315 ft. Side Setback: 25 ft. Rear Setback: 50 ft.  Buffering and Screening North: 20-ft. wide buffer with Type “B” buffer with PD Variation request. South: 30-ft. wide buffer with Type “B” buffer with PD Variation request.

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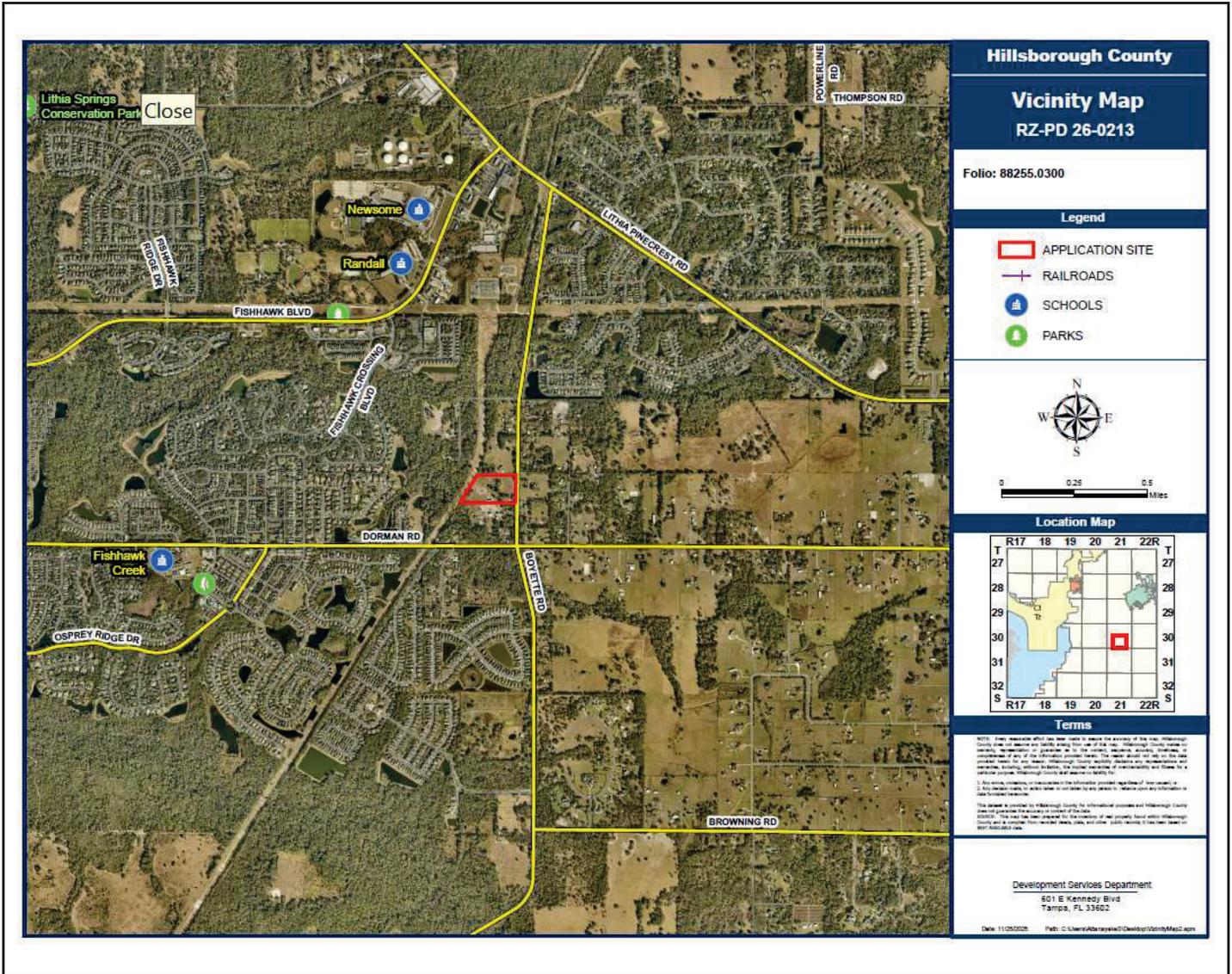
Case Reviewer: Tim Lampkin, AICP

Height	50 ft. Max. Ht. (2:1 setback not applicable)	35 ft. Max. Ht. (2:1 setback for heights exceeding 20 feet)
<b>Additional Information:</b>		
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)	
Waiver(s) to the Land Development Code	None.	

<b>Planning Commission Recommendation:</b> Inconsistent	<b>Development Services Recommendation:</b> Not supported
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

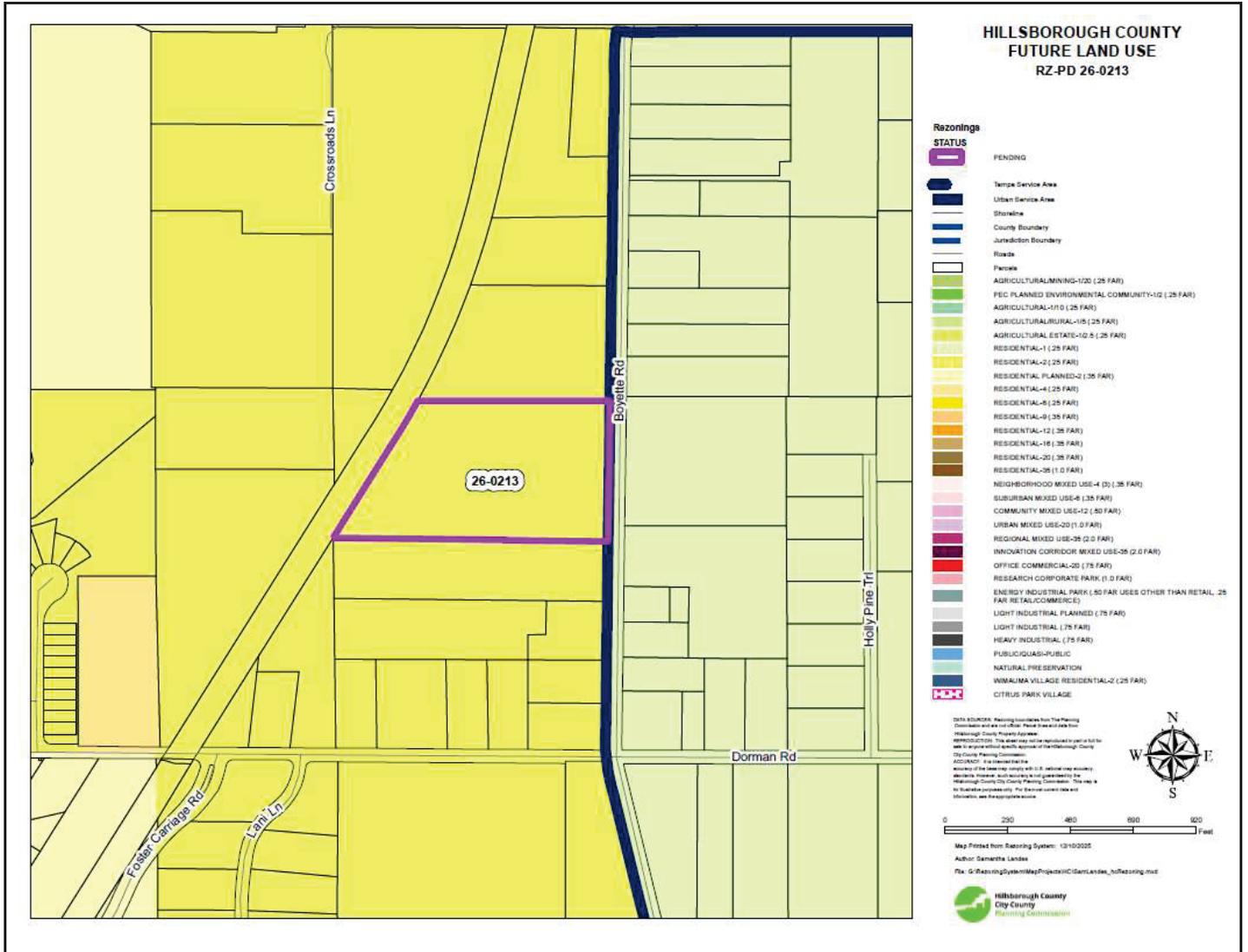
The +/- 9.98-acre subject property perimeter is located approximately 750 feet north of the intersection of Boyette Road and Dorman Road. East across Boyette Road is located outside the Urban Service Area with more agricultural and rural single-family residential.

Immediately surrounding the subject property, parcels are largely characterized by:

- Large-lot rural residences
- Agricultural and equestrian uses
- Open land and former crop areas

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-2
Maximum Density/F.A.R.:	<p>Maximum Density: 2 du/acre</p> <p>Maximum FAR: Neighborhood commercial, office or multi-purpose projects up to 110,000 sq. ft. or 0.25 FAR, whichever is less intense.</p>
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

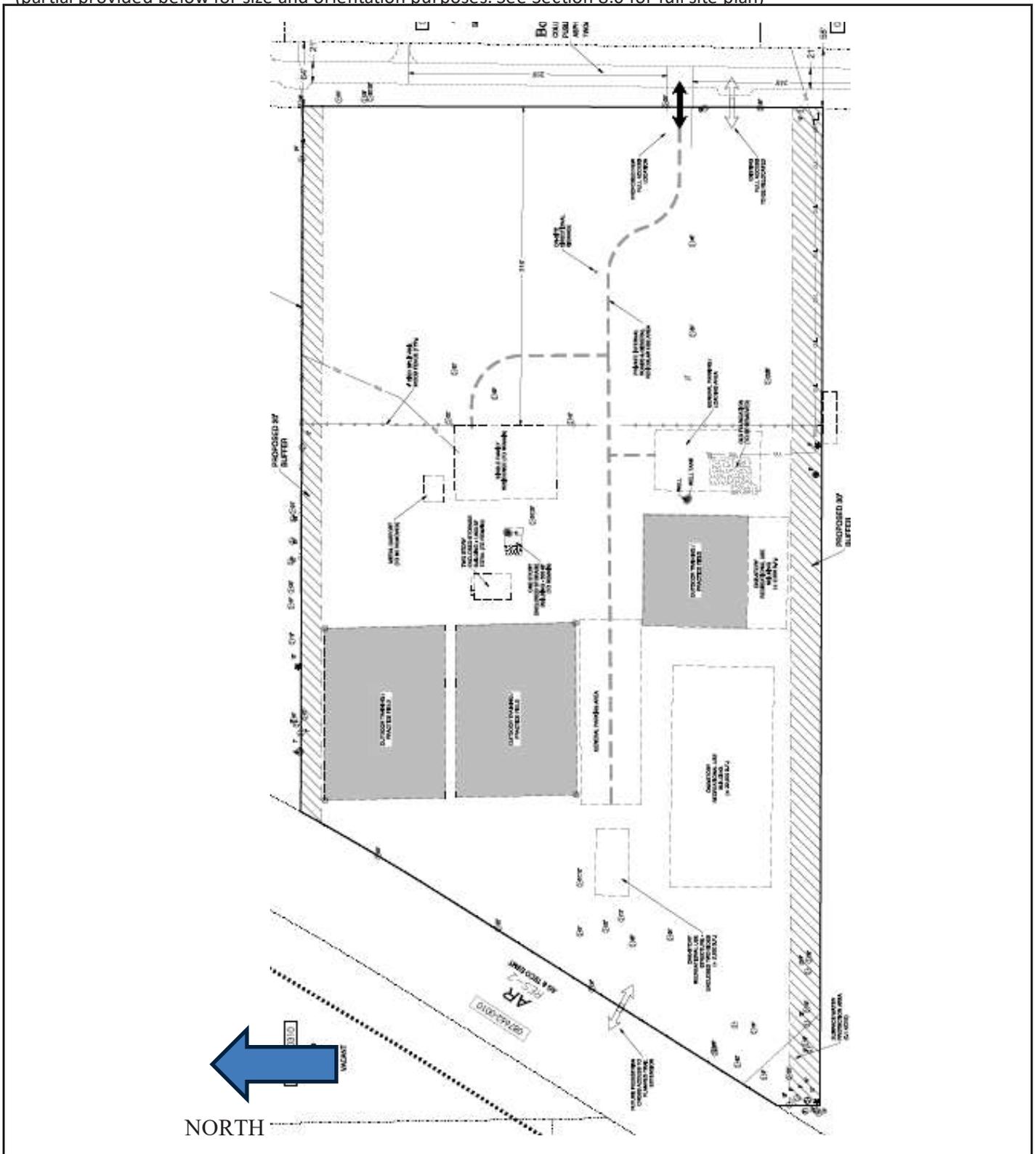


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 ac.	Single-family, Agricultural	Single family, and equestrian
East	AS-1	1 du/ac.	Single-family, Agricultural	Single family
South	AR	1 du/5 ac.	Single-family, Agricultural	Single family, agriculture
West	TECO Easement / AR	NA	TECO Utility Easement	+/-100' TECO

### 2.4 Proposed Site Plan

(partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

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

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	<b>Average Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	10	1	1
Proposed	286	29	44
Difference (+/-)	+276	+28	+43

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

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

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

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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <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:				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Previously Approved <input checked="" type="checkbox"/> Off-site Improvements Provided	<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	
<b>Service Area/ Water &amp; Wastewater</b> <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	
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> Estimated Fees Recreational Community Center/soccer field (see notes below) Mobility (per 1,000 sq ft): \$14,103 * 38.4 = \$541,555.20 Mobility (per field): \$60,220 * 2 = \$120,440.00 Fire: \$95 * 119.4 = \$11,343.00  Total: \$673,338.20  Urban Mobility, South Fire - Athletic Training Facility with indoor and outdoor courts and fields (2 half size soccer				

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fields). No competitions or events. Rec Comm Center rate used for non soccer field areas, and Soccer Field was used for the fields (this is a better rate than including them in the Rec Comm Center rate due to their sizes).

For Mobility, this estimate uses Recreational Community Center rates for all non soccer field areas of athletics, including indoor recreation buildings (22.2k and 2.2k sq ft), outdoor recreation area (approx 14k sq ft). Total sq ft for estimate at rec comm center rate: 38.4k sq ft. The Soccer Fields (approx. 81k sq ft for a full field) are assessed at soccer field rate (per field, size does not matter).

For Fire the institutional rate is used for the total square footage of the training areas (119.4k sq ft).

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p><b>Planning Commission</b></p> <p><input type="checkbox"/> Meets Locational Criteria    <input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Density Bonus Requested</p> <p><input type="checkbox"/> Consistent            <input type="checkbox"/> Inconsistent</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Inconsistent</p> <p><input type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The applicant proposes to rezone from AR to Planned Development for a property located on the west side of Boyette Road, approximately 750 feet north of the intersection of Boyette Road and Dorman Road and 1 mile south of the intersection of Boyette Road and Lithia Pinecrest Road.

The proposed Planned Development (PD) is to allow a total of 28,750 square-feet of enclosed structures for recreational use. Additionally, the applicant proposes three Outdoor Training Practice Fields, which the applicant proposes conditions limiting the size of the practice fields requiring that no single training field shall be greater than 4,800 square feet (approximately 50% of a regulation size soccer field). On a standard soccer field, the number of players is eleven players per team. The number of players would be reduced by limiting the size of the non-regulation soccer fields.

Accessory features include two-enclosed storage buildings, and a parking area. The applicant also proposes to maintain the existing single-family home and condition it to not be allowed to be platted as a separate lot.

The site is on the edge of the Urban Service Area, with the property directly across Boyette Road being outside of the Urban Service Area. The subject site is mainly surrounded by larger lot single-family residential homes, an equestrian facility with a single-family home to the immediate north and 100-foot TECO easement located to the west of the subject site owned by TECO.

Pursuant to the applicant's narrative request, the applicant proposes site design measures designed for greater compatibility with the surrounding residential uses. The applicant proposed the following restrictions to create more compatibility with and sensitivity to surrounding residential uses.

1. The applicant proposes prohibiting the use of amplified sound.
2. Concession stands shall be prohibited.
3. Outdoor lighting to comply with LDC Section 6.10.03.I with additional restrictions Illumination levels from outdoor lighting shall not exceed 0.5 f.c. at the north and south property boundaries at any time which is more restrictive than required per LDC Section 6.10.03 Recreational Facilities.
4. Hours of operation are proposed to be limited. Indoor and outdoor activities shall be permitted only between the hours of 6:00 am and 9:00 pm, Monday through Saturday and between 9:00 am through 4:00 pm on Sunday.
5. The applicant proposes increasing the south boundary buffer from the required 20-foot wide buffer to a 30-foot wide buffer with alternative screening elements.
6. No competitions or events permitted on site.
7. Cumulative development not to exceed 286 daily (24 hour) trips or 29 AM or 44 PM gross peak hour trips.
8. Signage limitations.
9. Limitations of outdoor field sizes.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; or 6.07.00, Fences and Walls of the Land Development Code. The indoor / outdoor recreational development requires a 20-foot buffer with Type "B" screening along the north and south perimeter. The applicant is proposing alternative screening along the south and north perimeters adjacent to the residentially developed property, consisting of the following:

- 4-foot-high semi-rural style fence constructed of either a split rail, three-board, four-board, horse wire with single board, or other natural wood materials, with minimum spacing of four feet between posts and 12 inches between spanning members.

Zoning staff acknowledges that the applicant has provided significant mitigation measures to protect the adjacent properties located to the immediate south and north of the subject site. However, staff finds that potential adverse impacts due to the development pattern surrounding the subject site for the proposed use makes it difficult to create an adequate transition of uses and buffering potential impacts of the proposed indoor/outdoor recreational facility from the large lot single-family along the north and south boundary perimeter establishing a commercial node in the midst of large lot rural and agricultural development.

**5.2 Recommendation**

Based on the above considerations, staff finds the request NOT supportable.

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**Zoning Administrator Sign Off:**



**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.

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBORO UGH 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**

Property Violation History

Agency	Number	Violation	Status
<b>Code Enforcement*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			
<b>Building Code Compliance*</b>			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	Y-HC-CMP-25-0000524	Unpermitted renovations of existing buildings on property, unpermitted large metal building under construction, re-roof primary structure, and new pool enclosure on primary residence.	Pending results of rezoning
<b>Natural Resources*</b>			
<input type="checkbox"/> None current or pending			
<input checked="" type="checkbox"/> Violation(s)	CE2969526 / HC-CB-26-000217	Unpermitted removal of four oak trees measuring one 38" DBH, two 42" DBH, and on 43" DBH – total of 165" DBH	Awaiting hearing date
<b>EPC*</b>			
<input checked="" type="checkbox"/> None current or pending			
<input type="checkbox"/> Violation(s)			

\*past 12 months from intake date



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

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 3/12/2026

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Boyette/Southshore

PETITION NO: PD 26-0213

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- 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**

1. The site shall be limited to (a) Recreational Uses, General Indoor/Outdoor, and (b) one Single-Family Residential unit, subject to the following requirements.
  - 1.1 No development shall be permitted that causes the cumulative development to exceed 286 daily (24 hour) trips or 29 AM or 44 PM gross peak hour trips.
  - 1.2 Concurrent with each increment of development and redevelopment, the developer shall submit a trip generation study that calculates the incremental and cumulative impacts of development and indicates the number of trips remaining in both peak hours. Rates shall be based upon the most recent edition of the Institute of Transportation Engineering's (ITE), Trip Generation Manual and the corresponding ITE land uses utilized to determine trip generation approved by the County administrator.
  
2. The Single-Family Residential Use shall be allocated a minimum lot size area of 10,000 square feet; however, in no event shall the single-family residential lot be platted as a separate lot.
  
3. The project shall be served by and limited to a maximum of one (1) vehicular connection to Boyette Road as shown on the PD site plan.
  - 3.1 The project shall be permitted a future pedestrian cross-access connection at a location anywhere on the western property boundary in the event Hillsborough County constructs a trail system in the adjacent utility corridor (Folio 087662.0010).
  
4. If PD 26-0213 is approved, the County Engineer will approve a Design Exception (dated November 22, 2025) which was found approvable by the County Engineer (on March 5, 2026) for improvements to Boyette Road. As Boyette Road is a substandard collector roadway, the developer shall make, or cause to be made, certain improvements consistent with the Design Exception, including Approximately 1,250

feet of 5-foot sidewalk on the west side of Boyette Road from the northern property line of the subject property to Dorman Road.

- Notwithstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point(s), the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

Other:

- Prior to certification the PD site plan shall be revised to change the pedestrian access label stating “FUTURE PEDESTRIAN CROSS ACCESS TO PLANNED TRAIL EXTENSION” to state “FUTURE PEDESTRIAN CROSS ACCESS TO PLANNED TRAIL EXTENSION – SEE CONDITIONS OF APPROVAL”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is proposing to rezone a single parcel totaling +/- 9.98 acres from Agricultural Residential (AR) to Planned Development (PD) to allow for one residential dwelling and private indoor and outdoor recreational uses. The site is located on the west side of Boyette Rd., approximately +/-770 feet north of Dorman Rd. The Future Land Use designation of the site is Residential – 2 (R-2).

**Trip Generation Analysis**

The developer submitted a transportation study for the purpose of establishing a trip cap for the proposed project. Staff notes that, subject to the proposed trip cap condition of approval, at each increment of the development the applicant will have to provide a trip generation analysis based on uses with the construction plan to calculate the cumulative trips generated by the development and remaining trips. No development will be permitted that exceeds the trip cap.

Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and the applicant’s submitted proposed trip cap. The data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: Single Family Dwelling, 1 unit (ITE 210)	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Applicant’s Proposed Trip Cap Analysis	286	29	44

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+276</b>	<b>+28</b>	<b>+43</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Boyette Rd. is a 2-lane, undivided, substandard county maintained, rural collector roadway. The roadway is characterized by +/- 21ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within variable right of way from +/-58 to 64ft.

Pursuant to the Hillsborough County Transportation Technical Manual, a TS-4 Urban Collector Roadway typical section includes 11-foot travel lanes, 7-foot paved bicycle lanes, curb and gutter, and 5-foot sidewalks on both sides within 64 feet of right of way. The applicant is requesting a design exception for the substandard roadway condition to make certain improvements discussed herein below in the section titled "Design Exception".

## **SITE ACCESS**

The PD site plan proposes a single full access driveway connection to Boyette Rd., consistent with 6.04.3.I. of the LDC. No site access improvements (i.e. turn lanes) are required to serve the proposed project consistent with Section 6.04.04.D. of the LDC.

The PD site plan also proposes to provide pedestrian access to the adjacent TECO corridor to the west in the event a trail is constructed. The Hillsborough County Comprehensive Plan 2021 Multi-Use Trail Network Map (Map 8 of the Mobility Element map series) identifies the trail segment as a planned unfunded project.

Consistent with Section 6.02.01 of the LDC, single-family detached residential uses (i.e. the proposed use Single family dwelling to remain) can generally only access the public roadway system via direct access to roadways. Additionally, when a single-family dwelling is permitted to take access via an easement, then a maximum of 3 homes are permitted on the easement (and such easement cannot comingle residential and non-residential uses). Given the above, the residential single-family use would not be permitted to be subdivided in the future, as doing so would violate various access management/easement provisions. As such, there is a condition memorializing that the project parcel cannot be subdivided in the future while the single-family use remains.

## **REQUEST DESIGN EXCEPTION: SUBSTANDARD ROADWAY**

As Boyette Rd. is a substandard rural collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (dated November 22, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on March 5, 2026). The developer will be required to construct a 5-foot-wide sidewalk from the project frontage on the west side of Boyette Rd. to the intersection at Dorman Rd. including a 6-foot-wide grass strip where possible, there may be some locations where the grass strip may be reduced to 4 feet due to existing conditions, consistent with the Design Exception.

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

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

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
BOYETTE RD	LITHIA PINECREST RD	BALM BOYETTE RD	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

**From:** [Williams, Michael](#)  
**To:** [Vicki Castro](#); [Michael Yates](#)  
**Cc:** [Isabelle Albert](#); [Lampkin, Timothy](#); [Perez, Richard](#); [Drapach, Alan](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)  
**Subject:** FW: RZ-PD 26-0213 - Design Exception Review  
**Date:** Thursday, March 5, 2026 4:44:48 PM  
**Attachments:** [26-0213 DEReq 12-23-25.pdf](#)  
[image001.png](#)

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Vicki/Michael,

I have found the attached Design Exception (DE) for PD 26-0213 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

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P: (813) 307-1851  
M: (813) 614-2190  
E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
W: HCFLGov.net

**Hillsborough County**

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>

**Sent:** Wednesday, March 4, 2026 6:42 PM

**To:** Williams, Michael <WilliamsM@hcfl.gov>

**Cc:** Perez, Richard <PerezRL@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>

**Subject:** RZ-PD 26-0213 - Design Exception Review

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response email:

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)

[myates@palmtraffic.com](mailto:myates@palmtraffic.com)

[ialbert@halff.com](mailto:ialbert@halff.com)

[lampkint@hcfl.gov](mailto:lampkint@hcfl.gov)

[perezrl@hcfl.gov](mailto:perezrl@hcfl.gov)

[drapacha@hcfl.gov](mailto:drapacha@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**

**Transportation Review & Site Intake Manager**

Development Services

E: [TiradoS@HCFL.gov](mailto:TiradoS@HCFL.gov)

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

[HCFL.gov](http://HCFL.gov)

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**Hillsborough County Florida**

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at [deleone@HCFL.gov](mailto:deleone@HCFL.gov) or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. DE-Substandard Rd - Boyette Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	18834 Boyette Road
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	088255-0300
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
<b>Name of Person Submitting Request</b>	Vicki Castro, P.E.
<p><b>Important:</b> All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
<b>Current Property Zoning Designation</b>	Single Family, AR
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	26-0213
<p><b>Important:</b> If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



November 22, 2025

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: 18834 Boyette Road (PD 26-0213)  
Folios: 088255-0300  
Design Exception Request – Boyette Road  
Palm Traffic Project No. T25081

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed project located west of Boyette Road and north of Dorman Road in Hillsborough County, as shown in Figure 1. This request is made based on our virtual meeting on December 11, 2025, with Hillsborough County staff.

The approximately 9.98-acre property is currently occupied by a single-family residence. The rezoning request is to rezone the property to allow for a private sports training facility that will include a 6-court racquet club, 2 batting cages, 2 half size (1 full field) training soccer fields and the existing single family dwelling unit will remain.

The access for the project will be as follows:

- One (1) full access to Boyette Road.

Boyette Road is identified in the Hillsborough County Comprehensive Plan as a collector roadway and was identified during our meeting as a substandard road. Boyette Road has a posted speed limit of 40 mph with 11-foot travel lanes in approximately 58 feet of right of way. No sidewalks or bike lanes currently exist on either side of Boyette Road.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Boyette Road from Dorman Road to the northern property line. The requested exceptions to the TS-4 typical section and the justification are as follows:

1. The request is to provide 11-foot travel lanes instead of the 11-foot travel lanes with 7-foot buffered bicycle lanes. According to the Florida Green Book, on a suburban roadway where the speed limit is between 40 and 45 mph, 11-foot travel lanes may be used. The post speed limit on Boyette Road is 40 mph.
2. The TS-4 incorporates an F type curb. Given this section of Boyette Road does not have an F type curb within the immediate area, it is requested to maintain the existing section without an F type curb.

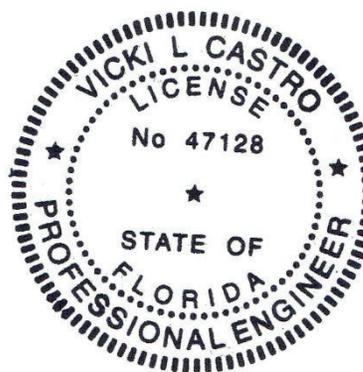
3. The TS-4 section has a 5-foot grass strip between the sidewalk and the curb. The request is to provide a 6-foot grass strip where possible, but given existing conditions, there may be locations where the grass strip is reduced to 4 or 5 feet for limited areas.
4. The TS-4 section includes a 5-foot sidewalk on both sides of the roadway. The request is to provide approximately 1,250 feet of 5-foot sidewalk on the west side of the roadway from Dorman Road to the northern property line. This would include approximately 500 feet along the project frontage and approximately 750 feet off-site.
5. The TS-4 includes 2 feet from back of sidewalk to the right of way line. This will be provided along the western side of the roadway but may be reduced to 1 foot in limited areas due to existing conditions.

The proposed site plan is shown in Figure 2.

Sincerely,

**Vicki L  
Castro**

Digitally signed  
by Vicki L Castro  
Date: 2025.12.22  
18:46:22 -05'00'



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Vicki L Castro, P.E.  
Principal

Based on the information provided by the applicant, this request is:

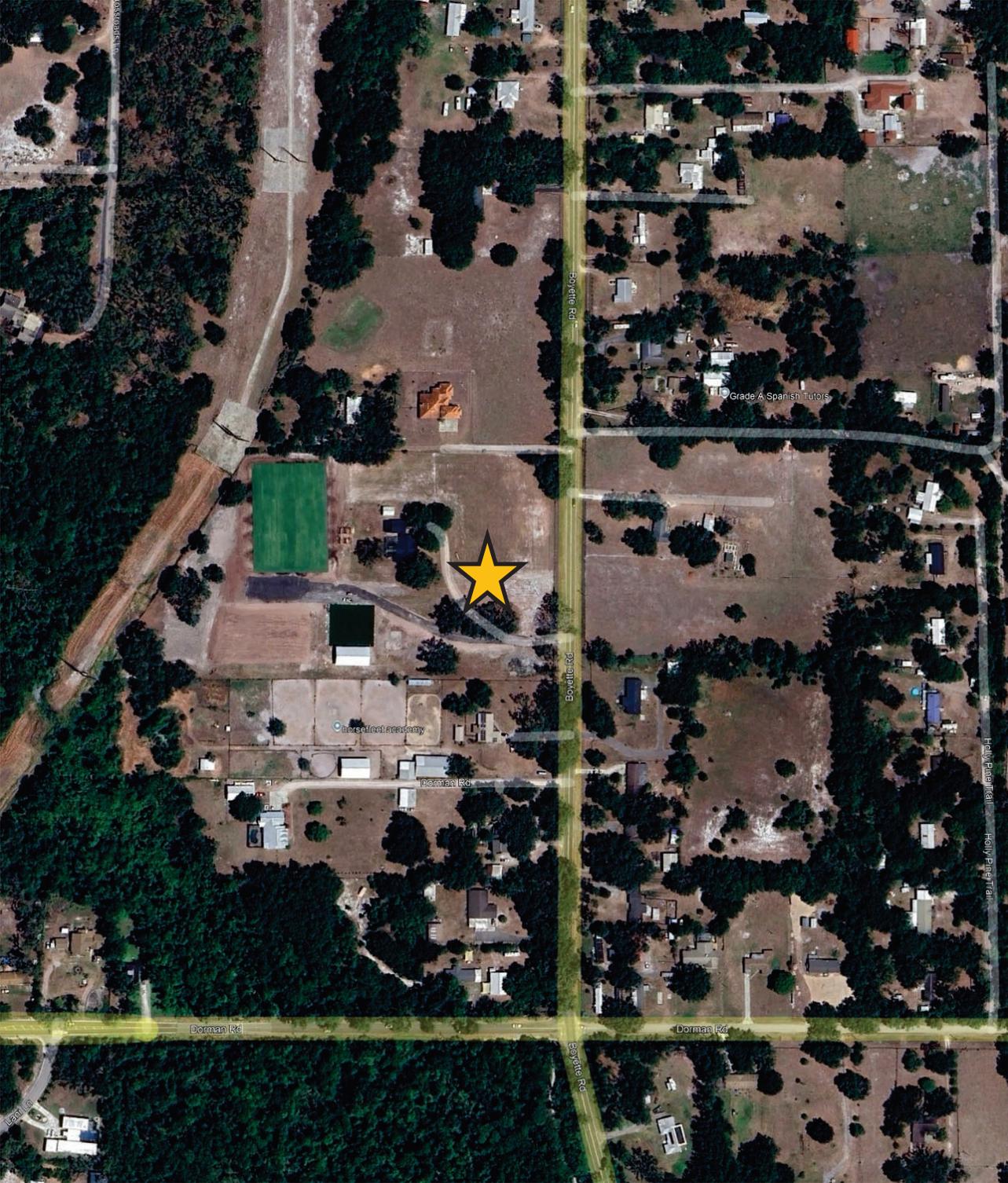
\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

FIGURE 1. LOCATION MAP







**Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths**

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

**Notes:**

**Travel Lanes:**

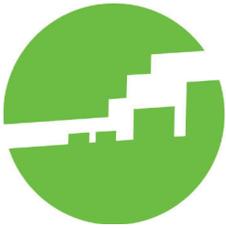
- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

**Auxiliary Lanes:**

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
  - Dual left turn lanes
  - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

**Two-way Left Turn Lanes:**

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



**Hillsborough County  
City-County  
Planning Commission**

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

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> March 23, 2026 <b>Report Prepared:</b> March 12, 2026	<b>Case Number:</b> PD 26-0213 <b>Folio(s):</b> 88255.0300 <b>General Location:</b> West of Boyette Road and north of Dorman Road
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-2 (2 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	SouthShore Areawide Systems
<b>Rezoning Request</b>	Agricultural (AR) to Planned Development (PD) to develop the site for a private indoor/outdoor recreation use, featuring both indoor and outdoor courts and practice areas
<b>Parcel Size</b>	9.98 ± acres
<b>Street Functional Classification</b>	Boyette Road – <b>County Collector</b> Dorman Road – <b>County Collector</b>
<b>Commercial Locational Criteria</b>	Does not meet; waiver submitted
<b>Evacuation Area</b>	None

**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-2	AR	Single-Family
North	Residential-2	AR + AS-1	Agriculture + Single Family
South	Residential-2	AR + AS-1 + PD	Single Family + Vacant Land
East	Residential-1 + Agricultural/Rural-1/5	AS-1 + AR	Single Family + Vacant Land + Agriculture
West	Residential-2 + Residential-4	AR + PD	Agriculture + Vacant Land + Single Family + Public/Quasi-Public/Institutions

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

The 9.98 ± acre subject site is located west of Boyette Road and north of Dorman Road. The subject site is in the Urban Service Area (USA) and is located within the limits of the SouthShore Areawide Systems Plan. The applicant is requesting to rezone the subject site from Agricultural (AR) to Planned Development (PD) to develop the site for a private indoor/outdoor recreation use, featuring both indoor and outdoor courts and practice areas.

The subject property is located within the USA where, pursuant to Future Land Use Section (FLUS) Objective 1.1, approximately 80 percent of the County’s future growth is intended to be directed. While the Urban Service Area is planned to accommodate a substantial share of the County’s growth, development within this area must still occur in a manner that is consistent with the compatibility and character protection policies of the Comprehensive Plan. FLUS Policy 3.1.3 requires that all new development be compatible with the surrounding area. The policy clarifies that compatibility does not necessarily mean that new development must be identical to existing development; rather, compatibility refers to the sensitivity of development proposals to the scale, character, intensity, and operational features of surrounding land uses. The intent of the policy is to ensure that new development maintains and respects the established development pattern and character of nearby neighborhoods. In this case, the proposed request raises significant compatibility concerns due to the development pattern surrounding the subject site. The immediate area is characterized primarily by single-family residential uses with lot sizes ranging from half an acre to six acres in the immediate vicinity, which establish a low-density residential environment. Single-family homes are located directly adjacent to the subject property

to the south, as well as to the east across Boyette Road, reinforcing the predominantly residential character of the area. Given the proximity of these residential uses, the nature of the proposed request would introduce a level of intensity and activity that is inconsistent with the established residential development pattern. As such, the proposal does not demonstrate adequate sensitivity to the surrounding neighborhood context and raises concerns regarding its ability to maintain the character of the existing development pattern, as contemplated by FLUS Policy 3.1.3. Furthermore, FLUS Policy 3.1.2 requires gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. The request does not meet the intent of FLUS Objective 1.1, Policy 3.1.2 and Policy 3.1.3.

Per FLUS Objective 2.2, Future Land Use categories establish the maximum level of development intensity or density, as well as the range of land uses permitted within each designation. Table 2.2 provides a description of the character and intent associated with each Future Land Use category. The subject property is designated Residential-2 (RES-2) on the Future Land Use Map, which is classified as a semi-rural Future Land Use category, meaning the category is between the classifications of rural and suburban Future Land Use categories in Table 2.2. The RES-2 category permits a maximum density of two (2) dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. This designation allows for consideration of agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects. The RES-2 category is intended to accommodate non-urban density residential development that requires only a limited level of urban services. According to the revised site plan uploaded to Optix on March 4, 2026, the 10,000-square-foot single-family residence and 2,150 square feet of accessory storage will remain on the property. The proposal includes the development of a 24,400-square-foot indoor training facility and a 2,200 square foot partially enclosed training facility. Based on the 9.98-acre subject site, the maximum allowable development intensity that may be considered under the RES-2 designation is 108,682.2 square feet (9.98 acres × 43,560 square feet per acre × 0.25 FAR = 108,682.2 square feet). Although the total proposed building area is below the maximum intensity permitted under the FAR standard, the proposed private indoor and outdoor recreation use represents a level of activity and intensity that is inconsistent with the intended character of the RES-2 Future Land Use category. In addition, FAR only considers indoor space and does not account for other outside uses.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). 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 proposal does not meet the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require that new development be compatible with the surrounding neighborhood. The existing land use pattern in the immediate area is predominantly comprised of single-family residential and agricultural uses, which establish a low-density rural residential character. The proposed Planned Development is not consistent with this established development pattern and raises significant compatibility concerns. As proposed, the request conflicts with FLUS Objective 4.4 and its accompanying policies related to neighborhood protection. FLUS Policy 4.4.1 states that any increase in density or intensity must be compatible with existing, proposed, or planned surrounding development. Furthermore, development and redevelopment should be integrated with adjacent land uses through the incorporation of similar uses, complementary uses, mitigation of potential adverse impacts, transportation and pedestrian connections, and the

establishment of a gradual transition of intensity between differing land uses. In this case, a gradual transition of land use intensity is particularly important given the surrounding residential uses adjacent to the subject site. According to the revised site plan, the applicant proposes a 30-foot buffer along the southern property boundary and a 315-foot front setback along Boyette Road. The revised request indicates that the proposed training facility would serve private individuals or small groups, with no competitions or events occurring onsite. The applicant also proposes operating hours of 6:00 a.m. to 9:00 p.m. Monday through Saturday, and 9:00 a.m. to 4:00 p.m. on Sundays. The athletic fields are proposed to include spot lighting, designed to meet the requirements of Land Development Code (LDC) Section 6.10.03.I, which limits lighting to no more than 1.0 foot-candle at property lines adjacent to residential uses or residentially zoned property, and no more than 2.0 foot-candles at property lines adjacent to other property uses. The applicant is requesting several variations to the site design which include:

- A 4-foot-high semi-rural style fence constructed of either a split rail, three-board, four-board, horse wire with single board, or other natural wood materials, with a minimum spacing of four feet between posts and 12 inches between spanning members.
- Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.
- A row of evergreen shade trees not less than ten feet high at the time of planting, with a minimum two-inch caliper, staggered and spaced not more than 20 feet apart on center.

Despite the proposed setbacks, buffering, and operational limitations, the request for a training facility within an area characterized by single-family residential uses and designated under the Residential-2 Future Land Use category remains incompatible with the established character of the surrounding neighborhood. As such, the proposal does not satisfy the compatibility and neighborhood protection standards outlined in FLUS Objective 4.4 and Policy 4.4.1. The transition would allow for development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction. The proposed request will not complement the single-family residential developments around the site. The subject site is surrounded by the AR and AS-1 zoning districts, which are zoning districts generally in areas of larger lot, more rural to semi-rural residential areas of unincorporated Hillsborough County. Given the intensity of the proposal, the proposed request would be situated, from a site design perspective, in a location that would likely cause significant compatibility issues with the residential development around the site. The transition would cause development that is not compatible with the surrounding area and would be inconsistent with the aforementioned policy direction.

The subject site does not meet the Commercial Locational Criteria established under FLUS Objective 4.7. Pursuant to FLUS Policy 4.7.2, neighborhood-serving commercial uses, including office uses, may be considered up to the maximum floor area ratio (FAR) permitted within the applicable Future Land Use category when certain locational criteria are met. Specifically, at least 50% of the site must front along a roadway with a context classification of Suburban Commercial, Suburban Town, or Urban General as identified on the Hillsborough County Context Classification Map or the Florida Department of Transportation (FDOT) Context Classification Map, or the site must be located within 1,000 feet of the intersection of two roadways that are both functionally classified as a collector or arterial according to the Hillsborough County Functional Classification Map. Additionally, at least 75% of the subject property must fall within the specified 1,000-foot distance from the qualifying intersection. All measurements begin at the edge of the roadway right-of-way, and the land area measured along both roadways forms a quadrant extending from the intersection.

The nearest qualifying intersection to the subject site is the intersection of Lithia Pincrest Road and Boyette Road. The subject property is located more than 5,600 feet from this intersection and therefore

does not meet the locational requirements of FLUS Policy 4.7.2. FLUS Policy 4.7.9 further states that the Commercial Locational Criteria are not the sole factor considered when evaluating an application for non-residential uses. Additional considerations—including land use compatibility, the adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways, and consistency with other Comprehensive Plan policies and zoning regulations—carry greater weight than the locational criteria when determining whether a proposed commercial use is appropriate.

Commercial Locational Criteria is intended only to identify areas where commercial uses may be considered and does not guarantee approval of a particular non-residential use. In accordance with FLUS Policy 4.7.10, an applicant may request a waiver of Commercial Locational Criteria requirements. The applicant has submitted such a waiver request as part of the proposed Planned Development (PD). The applicant states that the unique circumstance associated with this request is that the proposed private indoor/outdoor recreation use is not a typical use generally found within the use table for a Commercial Neighborhood (CN) zoning district, which typically includes neighborhood-serving retail such as small shops, banks, grocery or hardware stores, drug stores, and restaurants. The applicant contends that although the use is classified as commercial, the proposed facility functions more similarly to recreational uses such as a community park or school athletic facility. The applicant also references Recreation and Open Space Section (ROSS) Objective 1.4 of the Comprehensive Plan, which encourages the provision of diverse recreational programming opportunities that reflect community needs for individuals of all ages and abilities, facilitate athletic and outdoor activities, promote overall community health, and support tourism while prioritizing programming and activities for residents. Notwithstanding the applicant's justification for the Commercial Locational Criteria waiver, the subject site remains more than 5,600 feet from the nearest qualifying intersection and is located within an area characterized primarily by residential development. Given the site's distance from a qualifying intersection and the surrounding development pattern, the proposed request raises significant concerns related to compatibility and the transition of land use intensity. Therefore, the request is inconsistent with FLUS Objective 4.7 and its associated policies.

The subject site is located within the boundaries of the SouthShore Areawide Systems Plan, which provides policy guidance intended to preserve the character and livability of the SouthShore area. Within this plan, Goal 3 under the Cultural/Historic Objective emphasizes the importance of enhancing community capacity while retaining the unique character of SouthShore communities. The policy framework of the plan recognizes the largely rural and low-density residential development pattern that exists throughout much of the SouthShore area and encourages development that respects and reinforces this established character. The surrounding area of the subject property is primarily characterized by single-family residential and agricultural uses, which reflect the low-intensity development pattern envisioned for many SouthShore communities. The proposed Planned Development, which includes a training facility and associated improvements, introduces a level of activity, intensity, and operational characteristics that are not typical of the surrounding land use pattern. Although the applicant has proposed certain site design elements, such as buffers, setbacks, and operational limitations, the overall intensity and nature of the proposed use would introduce a level of activity that is inconsistent with the established character of the surrounding area. The SouthShore Areawide Systems Plan further emphasizes maintaining and enhancing community identity by ensuring that new development is compatible with the surrounding context and supports the long-term livability of SouthShore communities. Development that significantly differs in scale or intensity from the prevailing land use pattern may undermine the community character that the plan seeks to preserve. As proposed, the Planned Development would introduce a use and level of intensity that is out of character with the surrounding low-density residential and agricultural uses and would not reinforce the existing community character envisioned for the

SouthShore area. Therefore, the request is inconsistent with the policy direction of the SouthShore Areawide Systems Plan, located in the Livable Communities Element of the Comprehensive Plan, which seek to protect and maintain the unique character and livability of SouthShore communities.

Overall, staff finds that the proposed use is not compatible with the existing development pattern found within the surrounding area and does not support the vision of the SouthShore Areawide Systems Plan. The request would introduce a use that is not appropriate for the predominately semi-rural residential area and does not meet Commercial Locational Criteria. The proposed Planned Development would not allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

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## **FUTURE LAND USE SECTION**

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

***Objective 1.1:*** 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.

### ***Land Use Categories***

***Objective 2.2:*** The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

***Policy 2.2.1:*** 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.

### ***Compatibility***

***Policy 3.1.2:*** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** *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.*

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

**Objective 4.1:** *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 4.1.1:** *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 4.1.2:** *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 4.4: 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 4.4.1:** *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*

#### **Commercial-Locational Criteria**

**Objective 4.7:** *To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.*

**Policy 4.7.2:** *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant*

**Policy 4.7.4:** *When planning the location of new non-residential developments at intersections meeting the locational criteria, a transition in intensity of non-residential uses shall be established which is compatible with the surrounding community character.*

**Policy 4.7.9:** *The locational criteria are not the only factors to be considered for approval of a neighborhood-serving commercial or office use. Considerations such as land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of affected roadways and other policies of the Comprehensive Plan and zoning regulations carry more weight in the approval of the potential neighborhood-serving commercial use. The locational criteria would only designate locations that could be considered, and in no way guarantees the approval of a particular use.*

**Policy 4.7.10:** *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policies 4.7.2 and 4.7.6. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. An applicant must submit a waiver request documenting unique circumstances or specific findings that detail how the proposed commercial or office use furthers the other goals, objectives and policies of the Comprehensive Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. Financial hardships may not constitute justification for a waiver. The square footage requirements under Policy 4.7.6 cannot be waived. Waivers are required for all Major Modifications to Planned Developments requesting new or additional commercial that do not meet Commercial Locational Criteria.*

## **LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN**

### **Cultural/Historic Objective**

*The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.*

#### **The community desires to:**

1. *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
  - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore*

## RECREATION AND OPEN SPACE SECTION

**Objective 1.4:** *Provide diverse recreational programming opportunities that reflect community needs for all ages and abilities, facilitate athletic and outdoor activities, promote the overall health of the community, and support tourism while prioritizing programming and activities for residents.*

