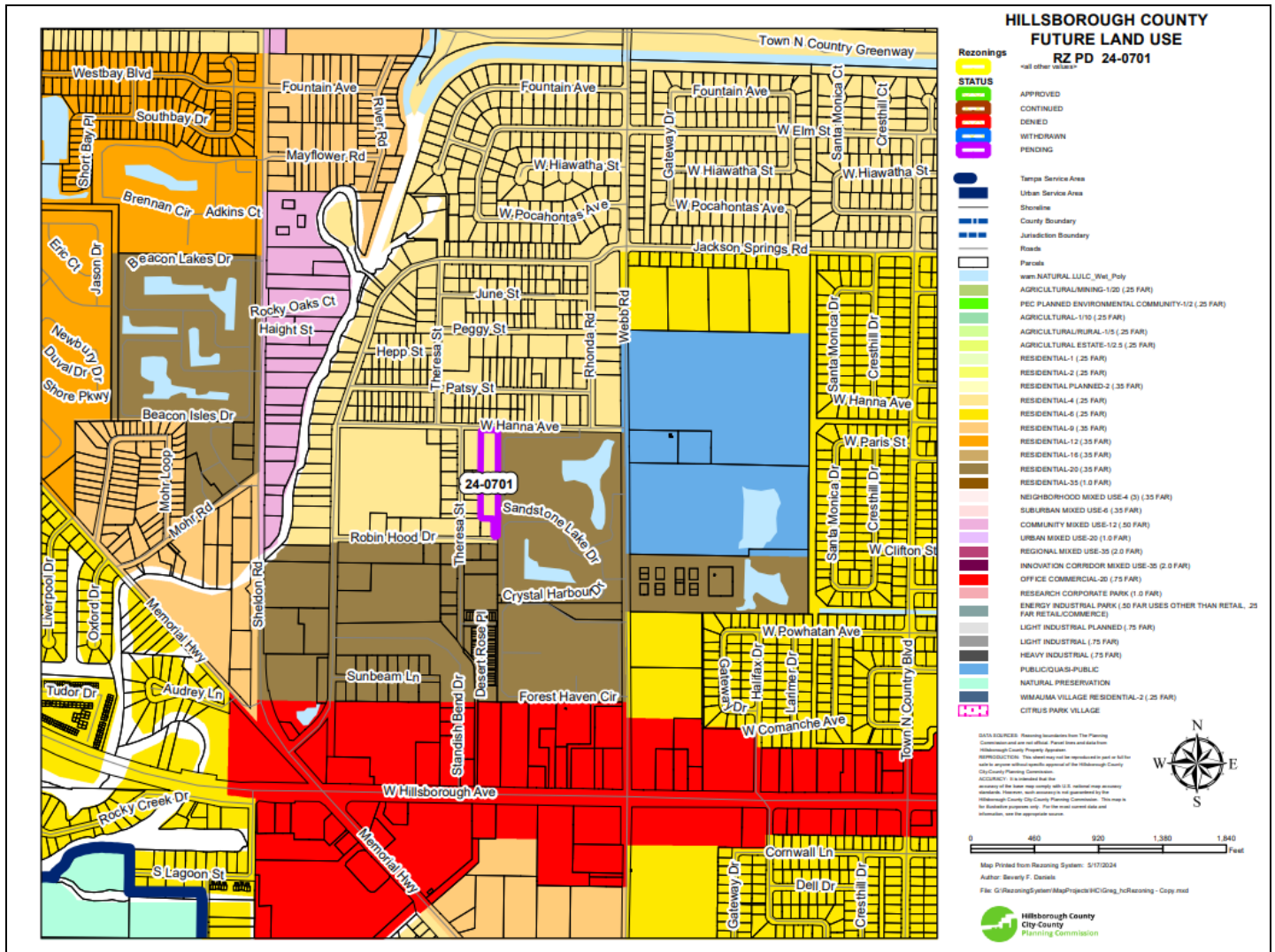


2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential-4 (RES-4)

Maximum Density/F.A.R.:

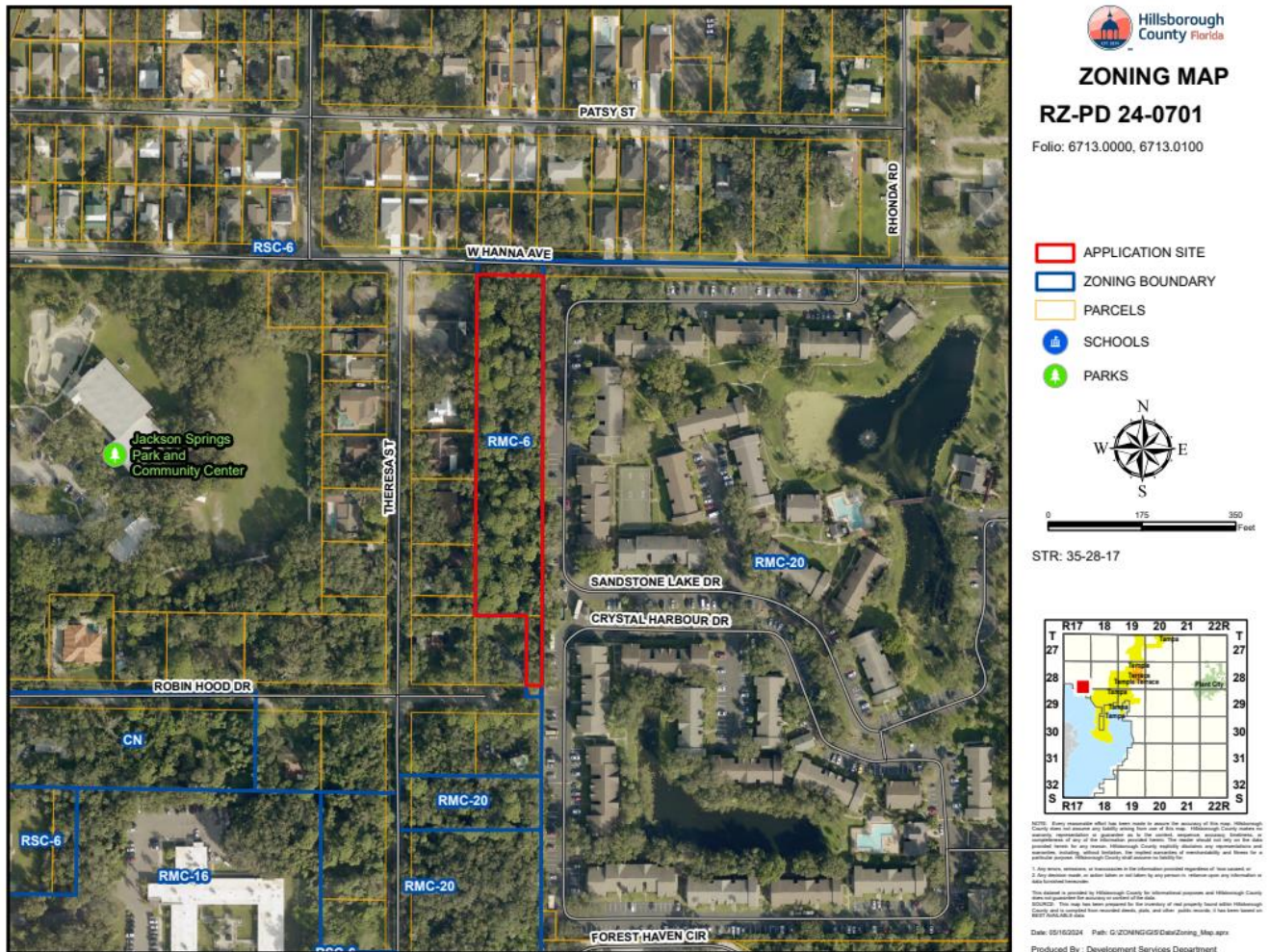
4 du/ga; 0.25 F.A.R

Typical Uses:

Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

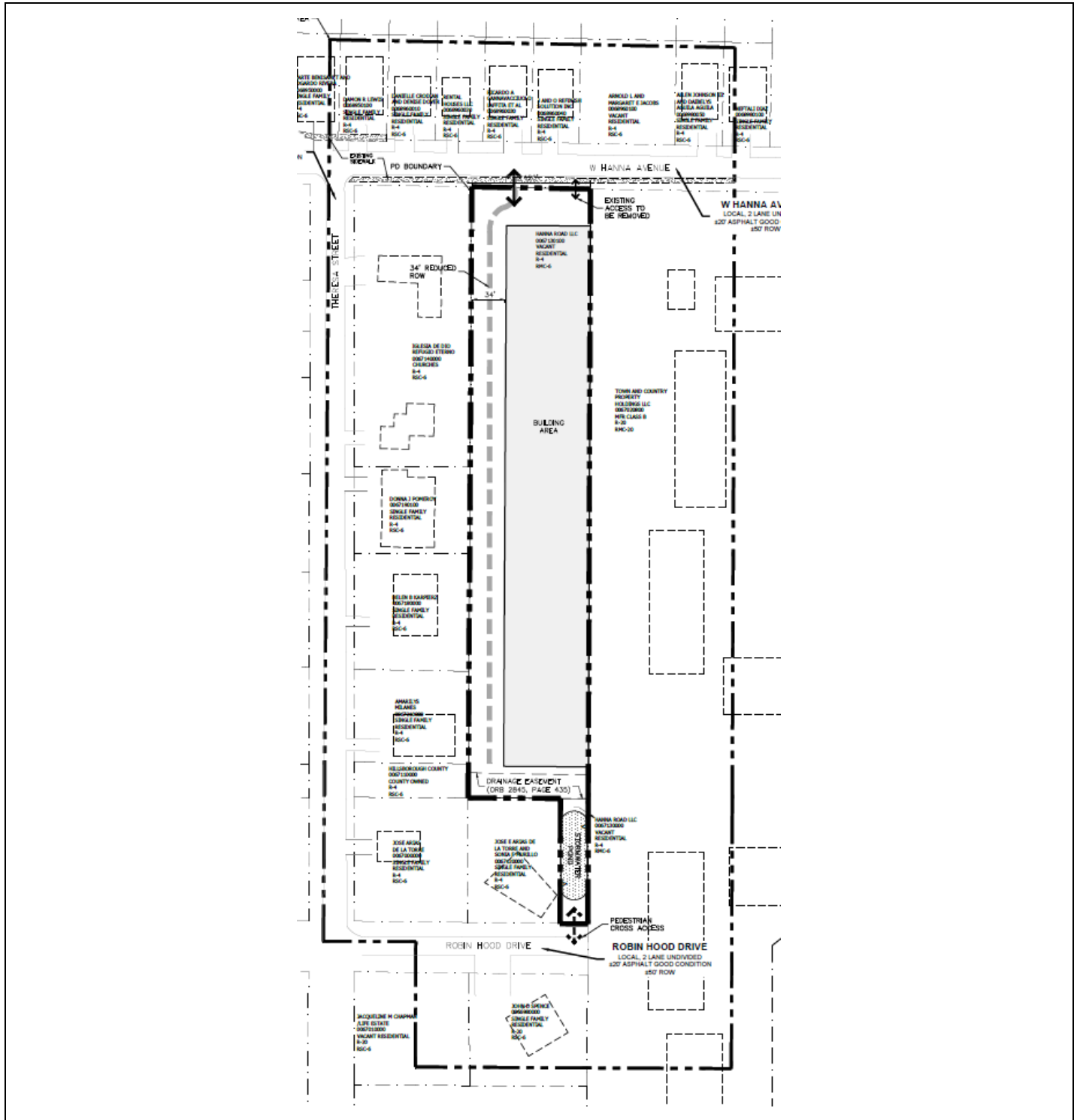
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential
South	RSC-6	4 du/ga, 6 du/ga	Single-Family Residential Conventional	Single-Family Residential
East	RMC-20	20 du/ga	Multi-Family Residential	Multi-Family Residential
West	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

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
Hanna Ave	County Local - 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Robin Hood Dr	County Local - 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 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	66	7	7
Proposed	66	7	7
Difference (+/-)	+0	+0	+0

*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	X	Choose an item.	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<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	Wetlands Present.
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	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Other: _Airport Height Restriction: _130' AMSL_____				
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	See Staff Report.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" 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	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894 * 37 = \$588,078				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-foot-wide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RMC-20. Adjacent to the west is single-family residential zoned RSC-6.

The density will be a maximum of 3.7 dwelling units per acre. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

1. Add a note on the site plan that states, "Sidewalks to be required per LDC"
2. Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"
3. Match duplex standards from the conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 22, 2024.

1. Development of the project shall be limited to a maximum of 7 dwelling units onsite, either single-family detached, duplex, or townhome. Duplex will be limited to one dwelling unit per lot.

2. **Development Standards**

Minimum Lot Area: 4,000 sf for Single-Family; 3,500 sf for Duplex; 1,260 sf for Townhomes

Minimum Front Yard: 20 feet for Single-Family, Townhomes and Duplex

Minimum Rear Yard: 10 feet for Single-Family, Townhomes and Duplex

Minimum Side Yard: 10 feet for Townhomes; 5 feet for Single-Family; Duplex: One side to have a minimum setback of 5' and one side to have a minimum setback of 0'

Minimum Lot Width: 18 feet for Townhomes; 50 feet for Single-Family & Duplex

Maximum building height: 35 feet

Building Coverage: 35% Maximum

Impervious Surface: 75% Maximum

Land Development Code Section Sec. 6.01.01 Endnote 8 is not applicable.

4. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
5. The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.
6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC)

approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
9. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

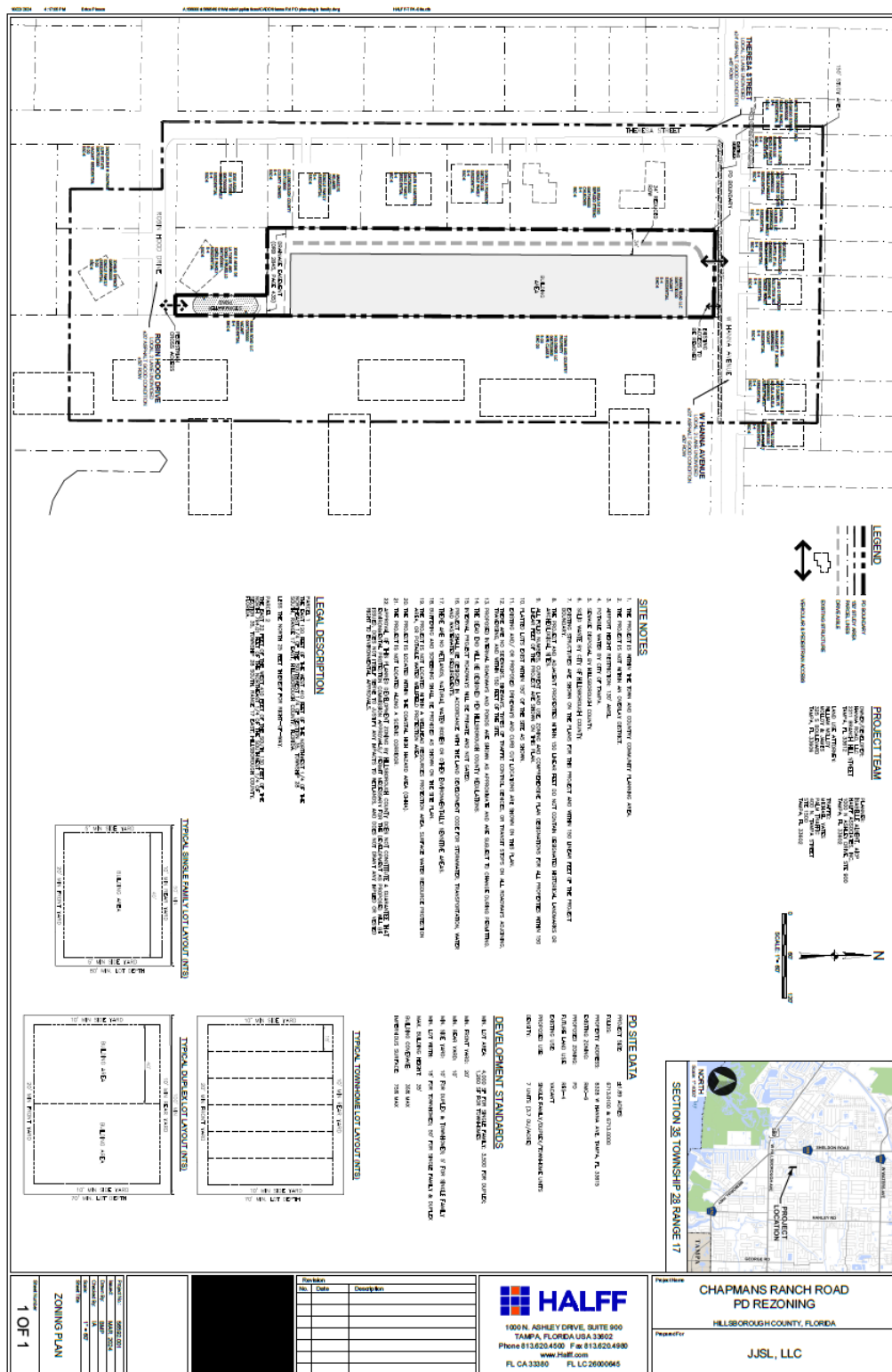
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)

8.1. Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 9/26/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town and Country
/Northwest

PETITION NO: PD RZ 24-0701

- ☐ 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

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.89 acre site from Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave +/- 135 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

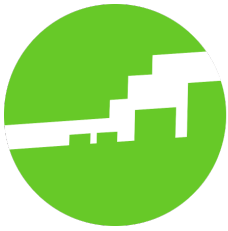
The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were not included in the 2020 Level of Service Report.

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**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: November 12, 2024 Report Prepared: October 31, 2024	Case Number: PD 24-0701 Folio(s): 6713.0100 & 6713.0000 General Location: West of Webb Road, east of Sheldon Road, south of West Hannah Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Town 'N Country
Rezoning Request	Residential Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to develop seven total dwelling units, either as single family residential lots or townhomes or duplexes
Parcel Size	1.89 ± acres
Street Functional Classification	Webb Road – County Collector Sheldon Road – County Arterial West Hannah Avenue – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RMC-6	Vacant Land
North	Residential-4	RSC-6	Single Family Residential + Public/Quasi-Public/Institutions
South	Residential-4 + Residential-20 + Office Commercial-20	RMC-20 + RSC-6 + RMC-16 + CN + PD	Vacant Land + Single Family Residential + Public/Quasi-Public/Institutions + Group Homes + Multi-Family Residential
East	Residential-20	RMC-20 + BPO + PD + RMC-16	Public/Quasi-Public/Institutions Single Family Residential + Vacant Land + Multi-Family Residential
West	Residential-4 + Community Mixed Use-12	RSC-6	Public/Quasi-Public/Institutions + Single Family Residential + Multi-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 1.89± acre subject site is located south of West Hannah Avenue, between Webb Road and Sheldon Road. The site is in the Urban Service Area and is within the limits of the Town 'N Country Community Plan. The applicant is requesting to rezone the subject property from Residential Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to develop the property with seven residential units. These units will be comprised of either single family residential homes, townhomes or duplexes.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently vacant. There is also vacant land to the south and east, along with single-family residential, multi-family residential, group homes and public/quasi-public and institutional uses. The overall area is a mix of uses with mainly residential and residential support uses in close proximity.

Because the applicant is proposing residential uses on the subject property, the proposal meets the intent of FLUE Objective 1 and FLUE Policy 1.4, as the proposed uses will complement the existing development pattern surrounding the subject site.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each Future 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are subject to Commercial Locational Criteria (CLC) in this Future Land Use category. With 1.89 acres, the site may be considered for up to seven dwelling units. The proposed Planned Development proposes seven dwelling units, which is consistent with the density expected in the RES-4 Future Land Use category.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is a mix of uses but is predominately comprised of residential and residential support uses. The proposal to add seven residential units on the subject property is in line with the surrounding development pattern and is therefore consistent with policy direction related to compatibility.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to FLUE Objective 13 of the Future Land Use Element, "new development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUE Objective 13.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). No agency objections were noted in Optix, the document repository system. Therefore, the request has been found to be consistent with policy direction regarding compliance with other federal, state, regional and local requirements.

The subject site is also in the Coastal High Hazard Area (CHHA). According to FLUE Policy 10.11, development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.

The site is within the limits of the Town 'N Country Community Plan. There are no policies in the Town 'N Country Community Plan that applies to this request.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category and is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

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.*

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

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*

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

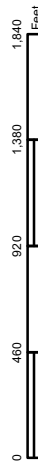
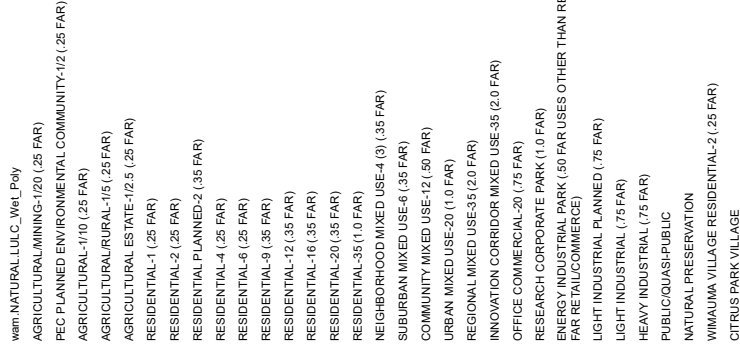
5.1 COMPATIBILITY

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

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

RZ PD 24-0701

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING



Hillsborough County
City-County
Planning Commission

