

Rezoning Application: RZ-STD 23-0636

Zoning Hearing Master Date: October 16, 2023

BOCC Land Use Meeting Date: December 12, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Matt Medi Farhedi	
FLU Category:	R-4	
Service Area:	Urban	
Site Acreage:	2.67	
Community Plan Area:	Northwest and Town & Country	
Overlay:	None	

Introduction Summary:

The owner of the property at 8331 Double Branch Road would like to rezone the property from a Planned Development 16-0995 to RSC - 4.

Zoning:	Existing	Proposed
District(s)	PD	RSC - 4
Typical General Use(s)	Planned Development	Residential, Single-Family Conventional
Acreage	2.67	2.67
Density/Intensity	50 bed CRH / FAR: 0.50	4 DU per GA/ FAR: NA
Mathematical Maximum*	1 DU per GA/ FAR: 1.34	10.68/ FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	RSC - 4
Lot Size / Lot Width	217,000 SqFt / 150'	10,000 SqFt / 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> North: 10' East: 10' West: 10' South: 10' Buffering: 10' type A screening along the North and South boundaries 	<ul style="list-style-type: none"> Front: 25' Sides: 7.5' Rear: 25' No required buffering and screening
Height	50'	35'

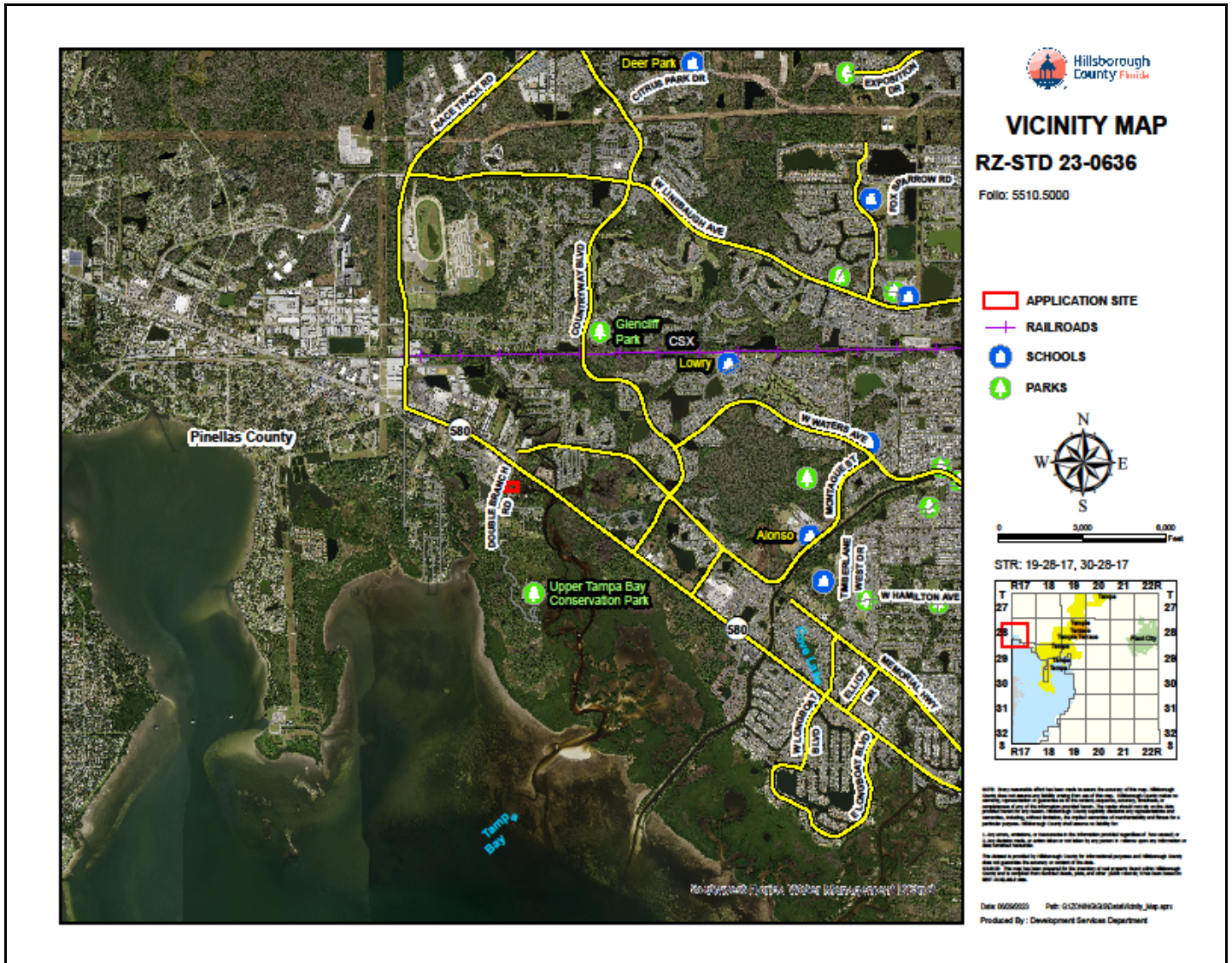
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

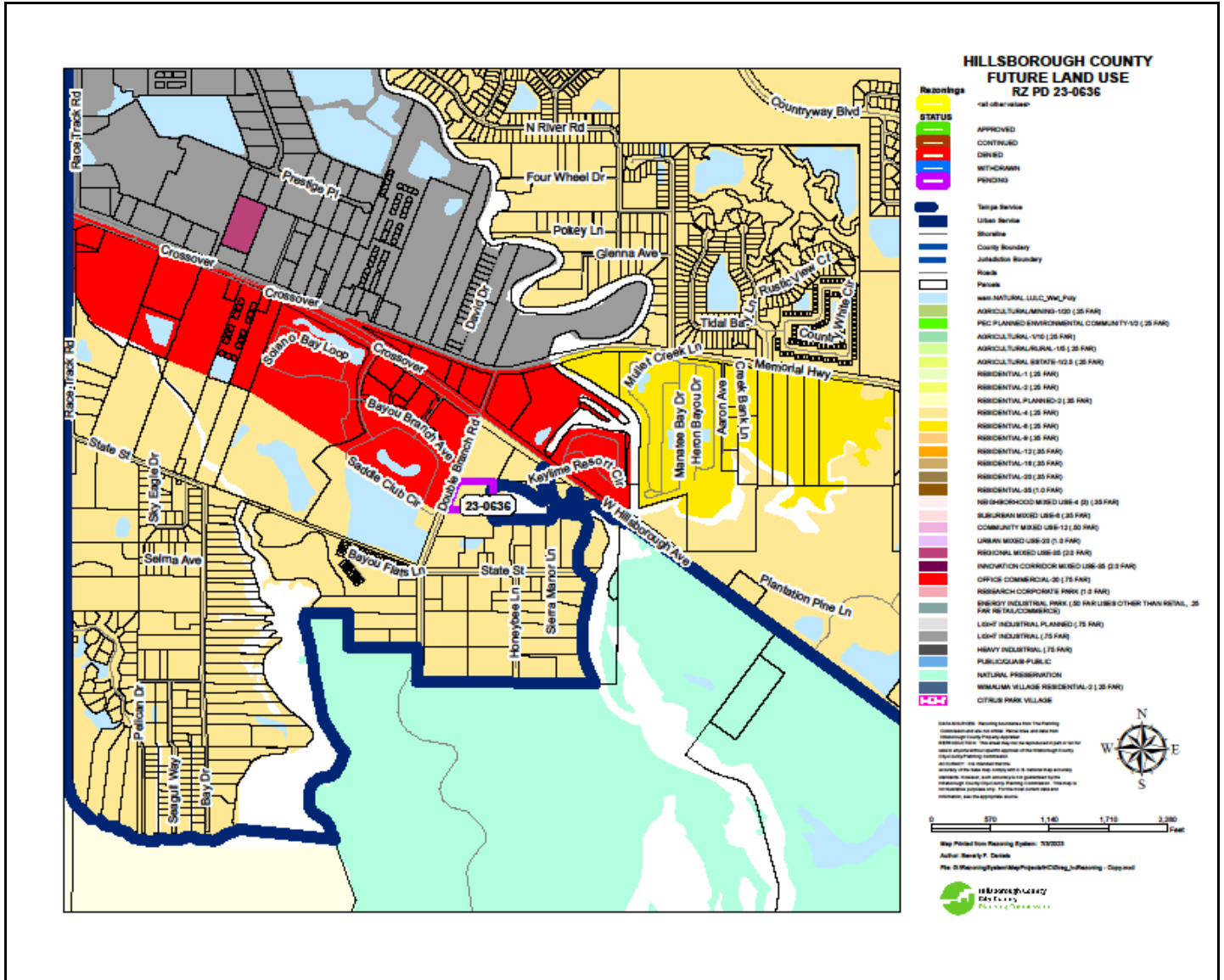


Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Developments that allow recreational vehicle parks. The adjacent parcels to the north and east are owned by the state and are currently vacant. The Tampa Shores Community Church is located on the adjacent parcel to the south. The parcel to the west is a multi-family development called The Sedona which is separated from the subject parcel by Double Branch Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

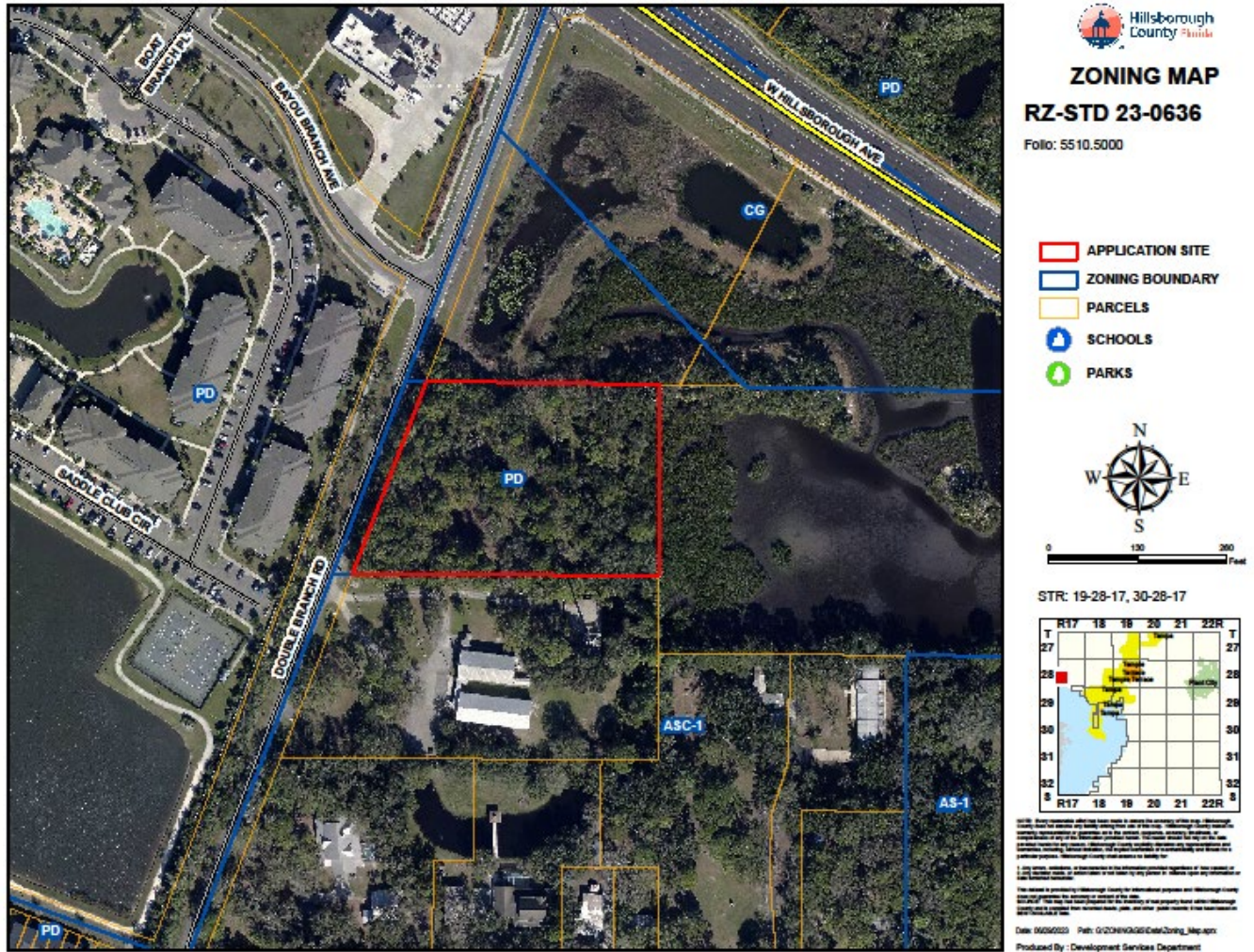
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU per GA / 0.25
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	ASC-1, CG	<ul style="list-style-type: none"> 1 DU per acre/0.25 CG: NA/0.27 	Agriculture, Single-Family and Commercial	STORMWATER POND
South	ASC-1	1 DU per acre /NA	Agriculture, Single Family	CHURCHES
East	ASC-1	1 DU per acre /NA	Agriculture, Single-Family	STORMWATER POND
West	PD	Parcel C of PD 96-0308: 17 DU per acre /0.50	Multi-family and Commercial	MULTI-FAMILY

2.0 LAND USE MAP SET AND SUMMARY D

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

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
	County Arterial - Urban	8 Lanes <input 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
	County Local - Rural	3 Lanes <input 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
	FDOT Arterial - Rural	4 Lanes <input 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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/1)	(-) 8	No Change	(-) 1

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance

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				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 immediate adjacent properties are zoned ASC - 1 to the north, south, and east, and PD to the north and west. The site is surrounded by a mixture of uses consisting of single-family residential, multi-family residential uses, and Planned Developments that allow recreational vehicle parks. The subject site is surrounded by R - 4 Future Land Use (FLU) categories which permits residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The site is located within the Urban Service Area's Water and Wastewater Service Area; therefore, the subject property should be served by the County.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

N/A

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/15/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 23-0636

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.67 ac. parcel from Planned Development (PD) to Residential Single-Family Conventional – 4 (RSC-4). The existing PD has entitlements which permit a 50 bed Community Residential Home (Type C).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0995, 50 bed Community Residential Home (ITE LUC 254)	130	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 10 single-family detached dwelling units (ITE LUC 210)	122	9	11

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8	No Change	(-) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Double Branch Rd. is a 2-lane, publicly maintained, substandard local roadway. The roadway is characterized by +/-21 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-80 feet. There is a +/- 5-foot-wide sidewalk along the west side of

Double Branch Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

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

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Double Branch Rd. was not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/-)	(-) 8	No Change	(-) 1

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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:		

Transportation Comment Sheet

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: RZ 23-0636 8331 Double Branch Road <i>East side of Double Branch Road, south of West Hillsborough Avenue</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Town 'n Country, Northwest Hillsborough
Request	Planned Development (PD 16-0995) to Residential, Single-Family Conventional-4 (RSC-4)
Parcel Size (Approx.)	2.67 +/- acres (116,501 square feet)
Street Functional Classification	Double Branch Road – Local West Hillsborough Avenue – Principal Arterial
Locational Criteria	N/A
Evacuation Area	A



Context

- The subject site is located on approximately 2.67± acres on the east side of Double Branch Road and south of West Hillsborough Avenue.
- The site is in the Urban Service Area and within the limits of the Town 'n Country and Northwest Hillsborough Community Plans.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) to the north, east and south. Office Commercial-20 (OC-20) is located to the west and further north along West Hillsborough Avenue.
- The subject site is mainly surrounded by public institutional land and light commercial to the north and east, a church and single family dwellings to the south, and multifamily dwellings to the west.
- The subject site is zoned Planned Development (PD 16-0995). It is mainly surrounded by PD zoning and Agricultural, Single-Family Conventional-1 (ASC-1) zoning. Commercial General (CG) zoning is located north of the site along West Hillsborough Avenue.
- The site is located entirely in the Coastal High Hazard Area (CHHA) and there are approximately 0.42 acres of wetlands.
- The applicant requests to rezone from Planned Development (PD 16-0995) to Residential, Single-Family Conventional-4 (RSC-4).

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

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 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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 9.2: 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.

Land Use Suitability

Objective 10: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 10.9: Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.

Policy 10.10: Residential land uses within the CHHA will be limited to areas planned to accommodate such development through the provision of adequate public facilities and services.

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.

Policy 10.12: Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.

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.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,

- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. 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.*

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

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.*

Environmental and Sustainability Section (ESS)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

Livable Communities Element

Northwest Area

Section B

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.
- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.

Section C

Flexible and innovative mobility options have been identified to offset the deficient street network by:

- Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.

Section D

Social and economic vitality and sustainability has been ensured through:

- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.
- Enable market forces to affect housing type and density without compromising the neighborhood structure.
- Stabilizing property values by master planning at the neighborhood and community scale.

Town 'N Country Community Plan

4. Relieve Traffic Congestion And Improve Transit

- Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses
- Restrict access points from individual properties along major roads
- Encourage the use of shared access points, cross easements and entry from side streets

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 2.67± acres on the east side of Double Branch Road and south of West Hillsborough Avenue. The site is in the Urban Service Area and within the limits of the Town 'n Country and Northwest Hillsborough Community Plans. The applicant requests to rezone from Planned Development (PD 16-0995) to Residential, Single-Family Conventional-4 (RSC-4). The subject site is mainly surrounded by public institutional land and light commercial to the north and east, a church and single family dwellings to the south, and multifamily dwellings to the west.

The subject site is in the Urban Service Area where, per Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's future growth is to be directed throughout the horizon of the currently adopted Comprehensive Plan. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed RSC-4 zoning district in the RES-4 FLU designation is compatible with the existing character of development in the area. The site is surrounded by the RES-4 and Office Commercial-20 (OC-20) designations. The area immediately surrounding the site contains single and multi-family residential uses. The proposal to rezone to RSC-4 is consistent with Policy 1.2, as it would allow the site to meet the minimum density expected for the acreage of this site.

The proposal is consistent with Policy 1.2, and 13.3 as it relates to minimum density and environmental considerations. The allowable density has been calculated as follows: 2.67 acres x 4 du/ac = 10 dwelling units for maximum consideration. The site is less than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The site is located entirely within the Coastal High Hazard Area (CHHA). The proposed rezoning meets the intent of Objective 10 and policies relating to land use suitability as the potential density is consistent with the Future Land use designation of RES-4. The proposed rezoning meets the intent of Objective 16 and associated Policies relating to neighborhood protection. The proposed zoning district would allow for residential development that is reflective of the surrounding neighborhoods.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this immediate area contains single and multi-family residential, and therefore the proposed residential zoning district is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of Northwest Area and Town N' Country Community Plans. The proposed zoning district would allow for a potential range of housing types that are within close proximity to goods and services along West Hillsborough Avenue.

Overall, staff finds that the proposed rezoning to RSC-4 is consistent with policy direction in the Urban Service Area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0636

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

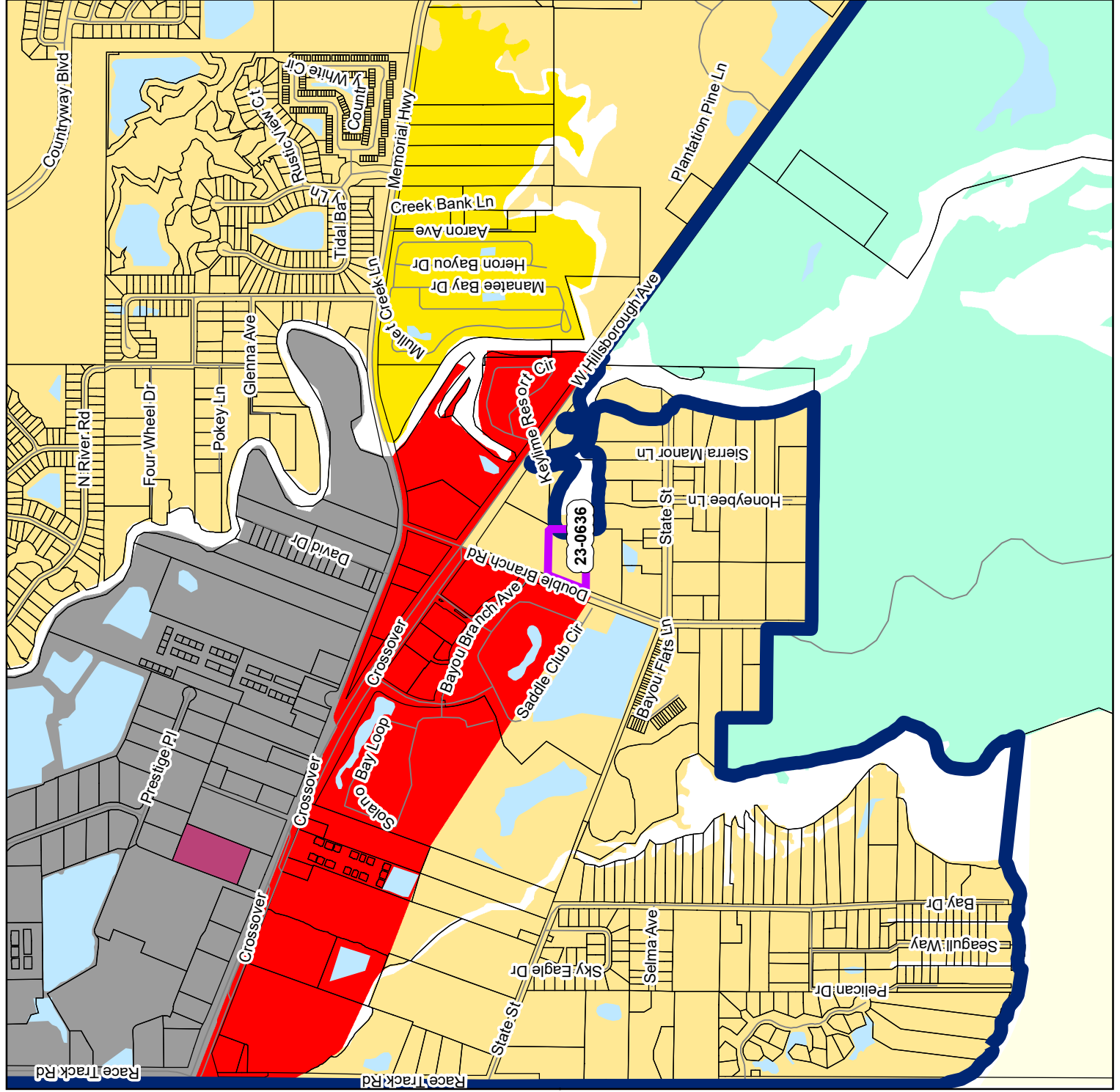
Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

WATER NATURAL LULC_ Wet_Poly
AGRICULTURAL MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL COMMERCIAL)
LIGHT INDUSTRIAL PLANNED (75 FAR)
LIGHT INDUSTRIAL (75 FAR)
HEAVY INDUSTRIAL (75 FAR)
PUBLIC/QUASIPUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to change without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

0 570 1,140 1,710 2,280 Feet



Map Printed from Rezoning System: 7/3/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning_Copy.mxd



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